From: gaudi stazi
To: Christine "Christy" Usher
Subject: FW: Planning Application 13-074 Schiemer Residence - 3328 Verdun Avenue - San Mateo
Date: Wednesday, May 07, 2014 1:31:50 AM

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forwarding ...

From: gaudi_s@hotmail.com
To: lyli20022000@yahoo.com; gaudi_s@hotmail.com; munekawa@cityofsanmateo.org
Subject: Planning Application 13-074 Schiemer Residence - 3328 Verdun Avenue - San Mateo
Date: Wed, 7 May 2014 01:28:19 -0700

Dear Sirs,
my name is Lyliana Cardenas, and I leave very close, just 2-3 houses away, to the address of the proposed project.
I am very concerned, worried and upset by the possible consequences of this proposal.

Two years ago we bought our house on W. Hillsdale Avenue. The house was built in 1959 (approx.) and, though being on a busy boulevard, not particularly remodeled, or re-engineered, it was just a nice house, clean and pleasant.
But the best attraction of the house was the openness that we could enjoy from the view from the windows
And of course the whole neighborhood is very nice, harmonious and well balanced.

Knowing that in the future we could loose (partially or even completely) this openness because of a similar project, concerns us a great deal.
The damage would be great, both financially, to the value of the house, and emotionally.
The main reason for buying this house would be gone.

That is why we oppose the addition of a second story to an existing one-story home on 3328 Verdun Avenue.

We believe that it would be very unfair to the other homes/families affected by this project and strongly believe that such project should not be approved without serious consideration on the impact to surrounding homes, and a detailed analysis of the pros/cons for the whole neighborhood (i.e. the gain in value of one house would be more than countered by the loss in value of several, etc ..)

Respectfully,

Lyliana Stazi

From: Obnoxs
To: Christine "Christy" Usher
Subject: re: Planning Application 13-.07 Schmier Residence 3228 Verdun Ave San Mateo
Date: Wednesday, May 07, 2014 5:21:18 PM

May 7, 2014

Ms. Christy Usher
Associate Planner
City of San Mateo
330 W 20th Ave
San Mateo, CA 94403

re: Planning Application 13-074 Schmier Residence 3328 Verdun Ave San Mateo

Dear Ms. Usher:

I am writing to you in regards to the planning application for a second story addition to the residence located at 3328 Verdun Avenue. While I am a firm believer that a residential property owner has the right to enjoy his or her property and to make improvements thereupon, I am concerned when such improvements negatively impact the enjoyment of property owned by surrounding neighbors.

I am specifically referring to when proposed second story additions block existing bay, hillside, city, etc. views of surrounding neighbors, either partially or completely.

I possess a somewhat unique perspective in that I recently moved to the neighborhood. A main consideration that influenced my decision to purchase my home was the views of the city, bay, San Mateo Bridge, hillsides, canyons and treescape. If *any* of this were taken away, there is no doubt in my mind that the value of my home would depreciate and the desirability of my home would diminish by a significant amount.

We made a compromise to purchase a home on a busy, inclined street to be able to enjoy the magnificent views. My wife and I recently had a conversation and realized that it would be devastating if our neighbor should ever decide to build a second story addition blocking our views.

We would be in favor of San Mateo adopting a view preservation and restoration ordinance where views enjoyed by homeowners cannot be taken away, that the views established when the homes were initially built in a given neighborhood be maintained in perpetuity and that provisions be made for those views to be restored if they were ever blocked, for example, by tree or hedge overgrowth, fences, accessory buildings, additions, etc.

In the absence of a view preservation and restoration ordinance, any design considerations for such applications should follow the already existing and established design guidelines published by the city. Specifically, designs should a) respect established views and b) maintain view equity.

In light of the above, we are against the proposed second story addition at 3328 Verdun Avenue and respectfully ask that the city deny the application since an approval will set a precedent for others to follow in the future.

Please feel free to contact me should you have any questions or concerns. Thank you for your time and consideration.

Sincerely,

/s/

Jason Chan

866 West Hillsdale Boulevard
San Mateo, CA 94403

(415) 225-2426

From: Warren Gammeter
To: Christine "Christy" Usher
Subject: RE: Planning Application # 13-074 Schmier Residence
Date: Tuesday, May 06, 2014 10:29:12 PM

To: Christine "Christy" Usher

I am one of several Verdun Avenue residents concerned about preserving our bay views. We have been in our house at 3227 Verdun Ave. since 1976, and the beautiful view was a major factor in our decision to purchase. this property. We were most fortunate to have had an original owner just below us at 3221, until last year when he moved to a retirement home in Phoenix. Don Singer always trimmed his trees to be sure that they were not impacting our view. We are working with the new owners to try and maintain them in a similar manner.

The addition of a second story at 3221 would block most of the bay view we have enjoyed for 38 years, so I really feel for Karen Trudell. I think a pole study would make the impact on her property quite clear to all. In the last year, three homes on Verdun, including 3221, have turned over which would have provided the Schmiers even more space than their planned addition.

There is a second threat to our views, which I feel is a major threat to our safety as well: Monterey pines. These pines were planted when our homes were new in the 1950's, and are now immense. They are currently protected as "heritage trees," and in addition to blocking many views I believe they are a major fire hazard, especially between the south side of Verdun Ave. and Caxton Court.

You are welcome to stop by 3227 when you are up this way and see for yourself what I have tried to describe in this letter.

Sincerely,

Warren Gammeter

From: Ronald "Ron" Munekawa
To: Darcy Forsell; Christine "Christy" Usher
Subject: FW: Building code
Date: Monday, May 05, 2014 8:48:51 AM

From: DDDEC00@aol.com [mailto:DDDEC00@aol.com]
Sent: Monday, May 05, 2014 8:35 AM
To: Ronald "Ron" Munekawa
Subject: Fwd: Building code

From: DDDEC00@aol.com
To: cusher@cityofsanmateo.org
Sent: 5/5/2014 8:32:27 A.M. Pacific Daylight Time
Subj: Building code

I vehemently disapprove of the addition at 3328 Verdun Avenue, in my neighborhood. I oppose any addtiions/remodeling projects that destroy existing views, devalue property and ruin the mid-century character of the neighborhood.

I support a view ordinance for San Mateo, like neighboring cities have, that will preserve our million dollar views. including height restrictions on neighbors trees.

Would you want your property/neighborhood adversely impacted by lack of a proper ordinance ?

Sincerely,
homeowner on Cragmont Court

From:	Terri Schmier
To:	jennifer@deutschergroup.com; Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa; wayne@deutschergroup.com; cd75015@comcast.net; doliver@rodanbuilders.com; jelk22@yahoo.com; siaglafkides@msn.com; ozrogardner@gmail.com; Jeanne@hairbyjeanne.com; mumblinsumpthin@gmail.com; darylwyee@yahoo.com; elainenyee@yahoo.com; pflyer1251@gmail.com; sbgfinley@sbcglobal.net; kennethckfung@hotmail.com; wunan@me.com; yanming.guo9@gmail.com; gmram@astound.net; milo4birdie@gmail.com; jolochbaum@gmail.com; wcbyginny@aol.com; gammeter@sbcglobal.net; mcmullen.ms@gmail.com; erica_kwei@yahoo.com; lem41@yahoo.com; mama_j@me.com; seglasgow@yahoo.com; wastrang@prodigy.net; ivy_girl72@yahoo.com; lyndom13@yahoo.com; brandiand3@yahoo.com; ransom650@sbcglobal.net; jikkflower@astound.net; patricia.brown@comcast.net
Cc:	Michael Schmier; Bess Wiersema; Amanda Studio3
Subject:	A different perspective...
Date:	Monday, May 05, 2014 9:41:21 PM
Attachments:	View from Karen windows - 04-22-14.pdf

Dear Neighbors,

Since many of you have only heard one side of the story regarding our proposed addition, we now feel compelled to share our side of things. For those of you who don't care, I apologize -- feel free to delete this e-mail and move on with your day. For everyone else who is enjoying the unfolding drama of the "Days of Verdun Lives" soap opera, here are a few facts from our standpoint plus an opinion thrown in for good measure. We hope that sharing some of these facts will help to quell some of the fear, uncertainty, and misinformation circulating the neighborhood about our project.

Facts:

1) Our proposed second story addition would mostly block Karen's master bedroom view.

2) Karen has two main views. The other view is from her living room area and back yard. When we purchased our house in January 2000. this view was substantially blocked by two large Black Acacia (dense evergreen) trees on our property. At Karen and her uphill neighbor's request, we split the cost of tree removal in 2005 which was about $1000, thereby significantly enhancing Karen's living room & back yard view and her uphill neighbor's deck view.

3) The proposed addition is visible from Karen's living room -- it will partially block her southern view but she will still have her primary view of the Bay and San Mateo lights from this room. Our architect took the attached photos from Karen's living room and master bedroom windows and added the scaled, opaque overlay showing where the proposed addition will sit on our house and what portion of her two main views is preserved. These depictions were also submitted to the city as a part of our official plan set along with the history of these depictions during the course of our multiple plan revisions if anyone is interested in seeing those.

4) When we embarked on this project last summer, we offered to install a north-facing window in Karen's master bedroom which would give her a view of her back yard as well as a partial north-facing Bay view from that room. Karen opted not to accept this offer.

5) Karen hired an appraiser who valued her impacted view at $75,000. We have been told by the city as well as local real estate experts that living room views are more valuable than bedroom views so we assume that this value is at least partially offset by the enhanced living room view enabled through the aforementioned tree removal. We also assume the addition of a north-facing window in her master bedroom would have further offset this lost value. That said, neither of these factors have been formally assessed by a licensed appraiser.

6) We are not breaking the law. It is not against San Mateo law or planning guidelines to block a view. That said, San Mateo guidelines are very stringent regarding a 2nd story addition relative to surrounding towns without view ordinances. We have been through 4 rounds of revisions of our plans with the city in efforts to continue to reduce the impact of our addition from Karen's vantage point. For example, the guidelines state it is better to block a bedroom view than a living area view. This was also Karen's request for the location of our addition when we originally consulted her on our project last summer. As a result, we have pulled our addition as far forward as possible to enable this. We also modified our 2nd story plate to the minimum possible 8 feet ceilings with a flat roof on Karen's side of the addition transitioning to a gradual slope up to a 10 foot ceiling on the east side (not 12 feet) to maximize both her view and the daylight plane.

7) There is no evidence that our addition will create instability in the San Mateo real estate market. Everybody's house value has more than doubled since the neighbor down the street (across from the Deutscher's) added their 2nd story. Local real estate experts have told us that investments to maintain and improve homes helps to raise the overall value and aesthetic of neighborhoods when you consider the macro picture.

8) We bought our house with the understanding that we could add on a 2nd story since there was (and still is) no view ordinance in San Mateo. While some of you have mentioned an implicit agreement never to add a 2nd story and block a view on Verdun, we did not know that when we bought our house and it was certainly not in any disclosures.

9) We are not doing this to buy ourselves an amazing view at the expense of Karen's view. If that were our objective, we would propose building over the rear of our house where we would have a more unobstructed view. The upstairs addition will house the kids' rooms and a family room which we suspect will mostly be for the kids and their friends.

This frees up downstairs space for our 3 sets of aging parents when they visit us from out of state for increasingly long durations (and eventually when they will likely live with us).

10) Prior to beginning this 2nd story journey that we knew would be contentious, we twice spent multiple months house hunting in the area in an attempt to find a home with equivalent space at a price we could afford. Given the substantial improvements we have already made to our current home combined with the significant price delta of buying vs. adding on plus the difference in property taxes we would incur if we moved, this proved to be financially infeasible for us.

Opinion:

1) We are good neighbors and hardworking, upstanding citizens of San Mateo. This completely unbiased opinion (insert sarcasm font here) is based on the following facts:

* We have lived in our home over 14 years and have made substantial investments of both time and money to maintain and improve our home over the years.

* We have attempted to maintain open dialogue with all concerned neighbors about our project through both individual discussions and multiple open house invitations to discuss our project.

* We are actively involved in our community -- our daughters are engaged students at the local public schools; they play on local soccer, softball, and tennis teams; we volunteer countless hours at our schools, the humane society, and various local organizations in addition to both working full time; we are active members of our temple; we consistently support our local businesses, etc., etc.

We understand and appreciate that not everyone agrees with San Mateo's current view protection policy -- that is your right and we are in no way questioning that right. We only ask that those people who disagree with this policy work directly with the planning department and city council through the appropriate mechanism to change this policy rather than use our project as a platform to be heard and attack us as individuals. We have worked within all current city laws and guidelines on this project so to even imply that anything we are doing is criminal in nature (as one previous e-mail did) is borderline slanderous.

We are greatly distraught about the tension and anxiety this project has undoubtedly created for some of you (and us as well) and for that, we are deeply sorry. After more than 14 years in this neighborhood, San Mateo is not just a residence for us, it is our home. We love the amazing community that we are so lucky to be a part of and hope to continue to be a part of for at least another 14 years!

Terri and Michael

From: bob labarthe
To: Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Subject: Re: Planning Application 13-074 Schmier Residence-3328 Verdun Avenue-San Mateo
Date: Monday, May 05, 2014 11:54:36 AM

May 5, 2014

City of San Mateo Planning
Christy Cusher, cusher@cityofsanmateo.org
Darcy Forsell, dforsell@cityofsanmateo.org
Ronald Munekawa, munekawa@cityofsanmateo.org
330 West 20th Avenue
San Mateo, CA 94403-1388
Telephone 650-522-7215
www.cityofsanmateo.org

Re: Planning Application 13-074 Schmier Residence-3328 Verdun Avenue-San Mateo

To whom it may concern,

Recently there has been much discussion regarding the second floor addition of this property and the impact of surrounding properties. Not only will this property's addition affect their immediate neighbors and their loss of views but also it will set a precedent for future projects in San Mateo including my view.

Therefore, I object to the approval of this property and future properties that add additions blocking the views of their neighbors and plan to support a View preservation Ordinance for San Mateo.

Robert J. Labarthe

825 28th Ave.
San Mateo, CA 94403
650-345-5144
Rlaba1@yahoo.com

From: Jeanne Gitzen
To: Christine "Christy" Usher
Subject: Re: Planning Application # 13-074 Schmier Residence
Date: Monday, May 05, 2014 4:50:25 PM

Christy,

My husband Mark and I will be attending the meeting this Wednesday at 10:30.

We are greatly concerned about the ease with which one can block another's view, and want to discuss it with everyone. Our neighbors below us are 92 years old. They are likely to move to a retirement home & sell their house, leaving us open to the same possibility of someone building up & blocking our view. The whole reason we purchased our home was for the view! We shall see what everyone says...

...Looking forward to the meeting,

~ Jeanne

Sent from my iPhone

On May 1, 2014, at 10:17 AM, "Christine \"Christy\" Usher" <cusher@cityofsanmateo.org> wrote:

> Hello,
> Thank you for your interest in Planning Application 13-074 Schmier Residence. The application has been deemed complete and revised project plans are available at City Hall for your review. Per the attached public notice a 10 day review period begins on Friday May 2. Both the Zoning Administrator and Chief of Planning would like to extend an invitation to meet with you to discuss the proposed project. Please contact me if you would like to meet with the Zoning Administrator and Chief of Planning to discuss the proposed project further.
> Regards,
> Christy
>
> Christy Usher, AICP
> Associate Planner | City of San Mateo| Planning Division
> 330 W. 20th Avenue, San Mateo, CA 94403 | 650.522.7215
> cusher@cityofsanmateo.org | website: www.cityofsanmateo.org

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your computer. Thank you.

<PA13-074 ZA Decision Postcard.pdf>

Christine "Christy" Usher

From: Terri Schmier <miles_terri@yahoo.com>
Sent: Monday, May 05, 2014 9:41 PM
To: jennifer@deutschergroup.com; Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa; wayne@deutschergroup.com; cd75015@comcast.net; doliver@rodanbuilders.com; jelk22@yahoo.com; siaglafkides@msn.com; ozrogardner@gmail.com; Jeanne@hairbyjeanne.com; mumblinsumpthin@gmail.com; darylwyee@yahoo.com; elainenyee@yahoo.com; pflyer1251@gmail.com; sbgfinley@sbcglobal.net; kennethckfung@hotmail.com; wunan@me.com; yanming.guo9@gmail.com; gmram@astound.net; milo4birdie@gmail.com; jolochbaum@gmail.com; wcbyginny@aol.com; gammeter@sbcglobal.net; mcmullen.ms@gmail.com; erica_kwei@yahoo.com; lem41@yahoo.com; mama_j@me.com; seglasgow@yahoo.com; wastrang@prodigy.net; ivy_girl72 @yahoo.com; lyndom13@yahoo.com; brandiand3@yahoo.com; ransom650 @sbcglobal.net; jjkkflower@astound.net; patricia.brown@comcast.net
Cc: Michael Schmier; Bess Wiersema; Amanda Studio3
Subject: A different perspective...
Attachments: View from Karen windows - 04-22-14.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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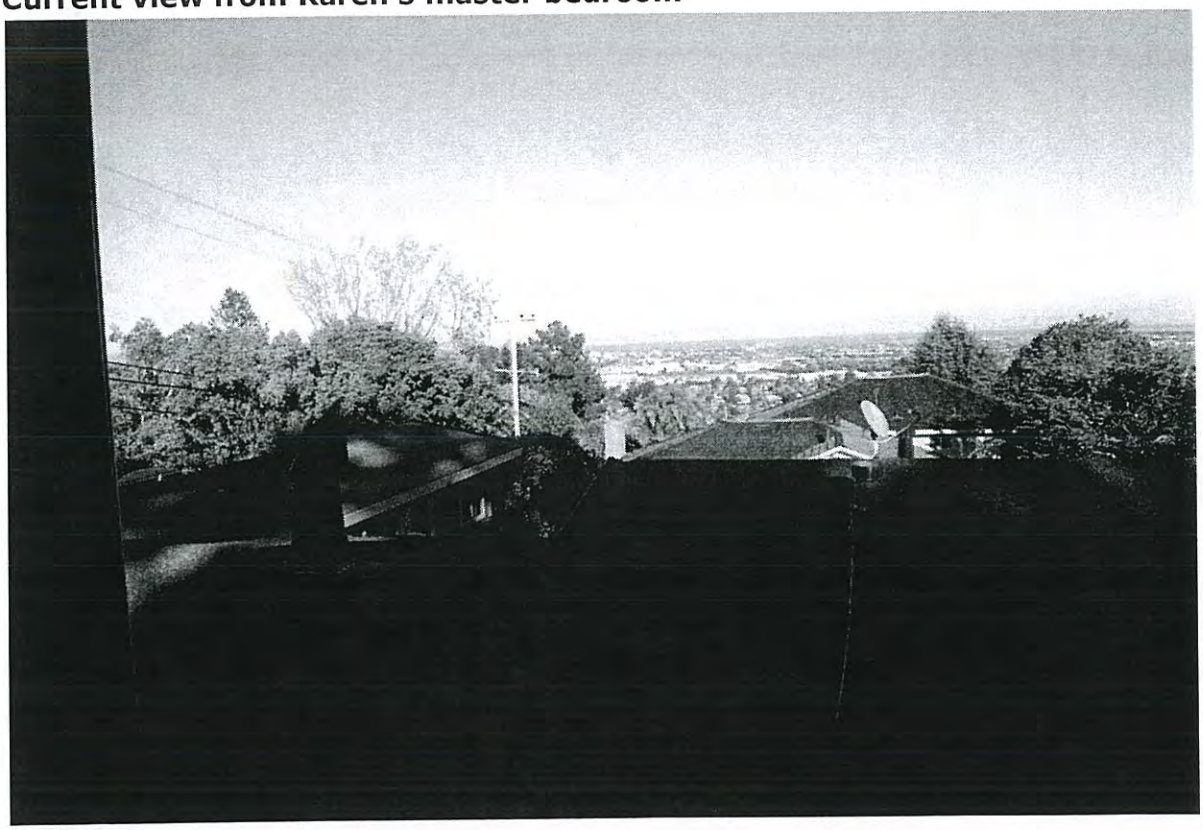
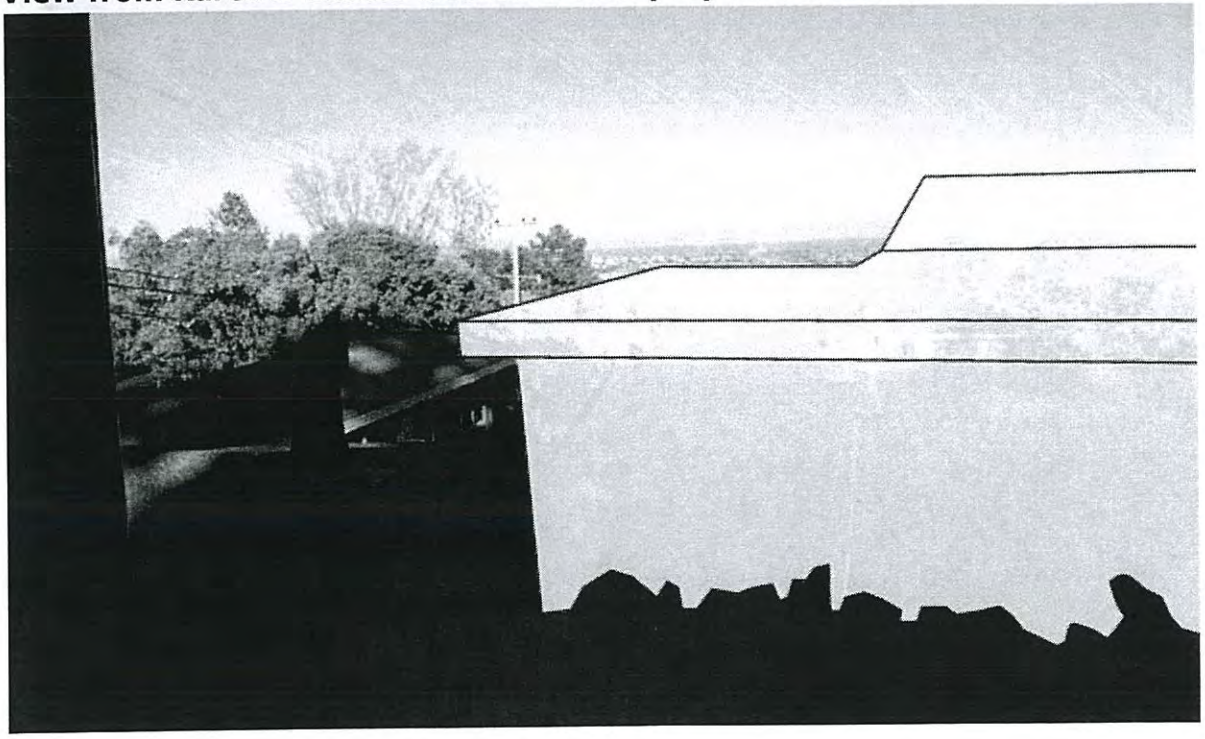
Terri and Michael

Current view from Karen's master bedroom

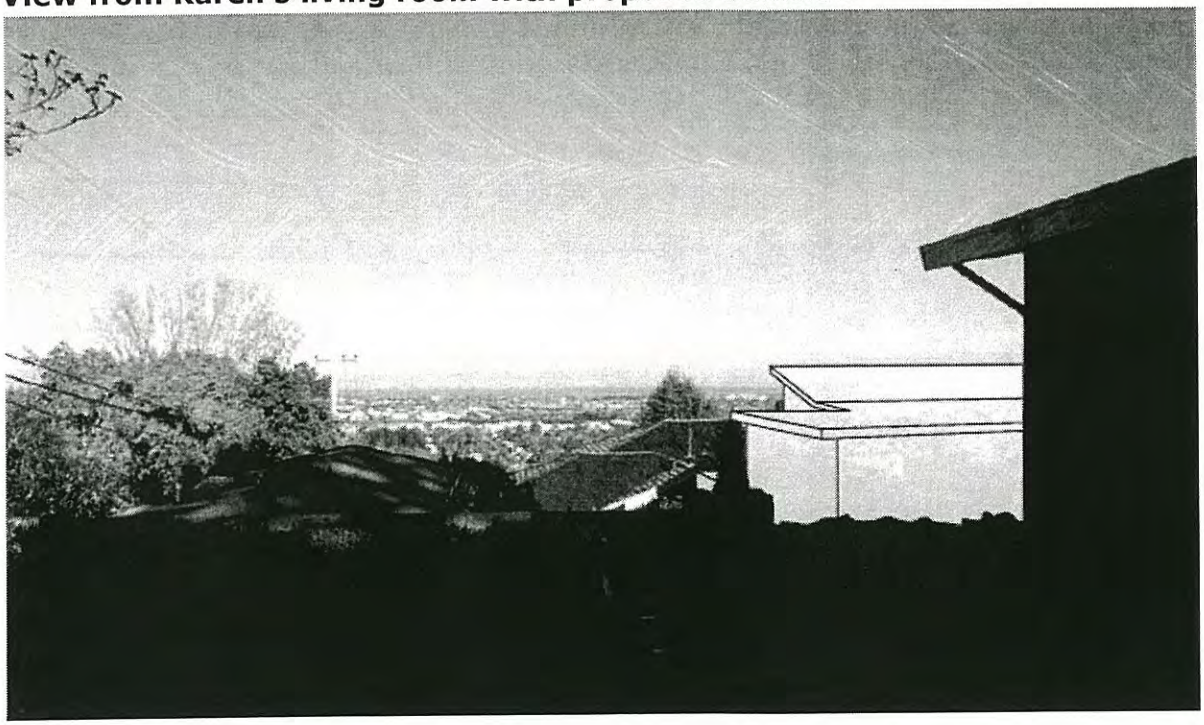


View from Karen's master bedroom with proposed addition



Current view from Karen's living room

View from Karen's living room with proposed addition



From:	kkaren1210@aol.com
To:	jennifer@deutschergroup.com; Christine "Christy" Usher; mpoon_oracle@yahoo.com; yanming.guo9@gmail.com; kardos_ng@yahoo.com
Cc:	wayne@deutschergroup.com; cd75015@comcast.net; doliver@rodanbuilders.com; jelk22@yahoo.com; siaglafkides@msn.com; ozrogardner@gmail.com; Jeanne@hairbyjeanne.com; mumblinsumpthin@gmail.com; darylwyee@yahoo.com; elainenyee@yahoo.com; pflyer1251@gmail.com; sbgfinley@sbcglobal.net; kennethckfung@hotmail.com; wunan@me.com; gmram@astound.net; milo4birdie@gmail.com; jolochbaum@gmail.com; wcbyginny@aol.com; gammeter@sbcglobal.net; mcmullen.ms@gmail.com; erica_kwei@yahoo.com; lem41@yahoo.com; mama_j@me.com; seglasgow@yahoo.com; wastrang@prodigy.net; ivy_girl72@yahoo.com; Lyndom13@yahoo.com; brandiand3@yahoo.com; ransom650@sbcglobal.net; jjkkflower@astound.net; patricia.brown@comcast.net
Subject:	Re: Planning Application # 13-074 Schmier Residence
Date:	Saturday, May 03, 2014 2:30:42 PM

Thank you Jennifer for pointing out the Schmier's incorrect information. All along the Schmiers have said that my living room would not be impacted. Even after I had them look out the windows in both rooms they stick to what they believe to be true.

This is why a pole study is so very important. I am going to take some more photos of my view and bring them to the meeting. I have already given the Planning Dept. some photos. They are not great photos because I do not have a very good camera but at least Christy can see that the view is indeed blocked. Although, Christy was here and should already know my view is obstructed.

Sorry you will be away for the coming meeting but I am so glad Wayne will be coming to represent the both of you.

Karen

-----Original Message-----
From: Jennifer <jennifer@deutschergroup.com>
To: 'Christine "Christy" Usher' <cusher@cityofsanmateo.org>; kkaren1210 <kkaren1210@aol.com>; 'Max Poon' <mpoon_oracle@yahoo.com>; 'Yanming Guo' <yanming.guo9@gmail.com>; 'Kardos Ng' <kardos_ng@yahoo.com>
Cc: Wayne <wayne@deutschergroup.com>; cd75015 <cd75015@comcast.net>; doliver <doliver@rodanbuilders.com>; Lauren Oliver <jelk22@yahoo.com>; siaglafkides <siaglafkides@msn.com>; ozrogardner <ozrogardner@gmail.com>; Jeanne <Jeanne@hairbyjeanne.com>; Mark Dixon <mumblinsumpthin@gmail.com>; darylwyee <darylwyee@yahoo.com>; elainenyee <elainenyee@yahoo.com>; Paula <pflyer1251@gmail.com>; sbgfinley <sbgfinley@sbcglobal.net>; kennethckfung <kennethckfung@hotmail.com>; wunan <wunan@me.com>; gmram <gmram@astound.net>; milo4birdie <milo4birdie@gmail.com>; jolochbaum <jolochbaum@gmail.com>; wcbyginny <wcbyginny@aol.com>; gammeter <gammeter@sbcglobal.net>; mcmullen.ms <mcmullen.ms@gmail.com>; ERICA KWEI <erica_kwei@yahoo.com>; lem41 <lem41@yahoo.com>; mama_j <mama_j@me.com>; seglasgow <seglasgow@yahoo.com>; wastrang <wastrang@prodigy.net>; Tami Strang <ivy_girl72@yahoo.com>; Lyndom13 <Lyndom13@yahoo.com>; brandiand3 <brandiand3@yahoo.com>; JENIFER Ransom <ransom650@sbcglobal.net>; jjkkflower <jjkkflower@astound.net>; patricia.brown <patricia.brown@comcast.net>
Sent: Fri, May 2, 2014 11:22 am
Subject: RE: Planning Application # 13-074 Schmier Residence

Christy,

Below is a post from Terri & Michael Schmier in a Beresford Neighborhood Blog. The Schmiers are making themselves out to be the victims here and indicating that they have **NO IMPACT** on the value of Karen's home or that her living room view will not be impacted or her bedroom view will not be totally blocked. This is frustrating. The highlighting in RED was just to point out the paragraph where the truth is being stretched.

Please note that I will be in New York on May 7th, but my husband, Wayne Deutscher, will be in attendance and has my proxy to speak on behalf of both of us.

Thank you.

Jennifer Deutscher

Hi all,
We are the neighbors adding the second story next to Karen Trudell's house (earlier post). We certainly appreciate the emotion involved here and understand Karen's frustration but wanted to get our perspective on the table as well. We invite constructive dialogue and anybody should feel free to reach out to us to discuss more in the coming days and weeks.
We have a single story 3-bedroom house on a street with a combination of 2-story and single story homes. We have been in this neighborhood for almost 15 years and are well aware of the contentious nature of adding a second story in this neighborhood. We tried multiple times over the years to buy a new house in the neighborhood and quickly found that was not a financially viable option. So we undertook to add a second story.
A few other facts. First off, we have spoken with many of our neighbors including Karen. While many are against the idea, just as many have signed a petition voicing support, knowing that this type of development adds to overall value and aesthetic of the neighborhood. Second, Karen has multiple views from her house - her bedroom and her living room. We have worked very hard not to block her living room view and in fact cut down two large trees in our backyard many years ago (rather than keep them up for some type of future bargaining chip) to further enhance her living room view. Third, San Mateo actually has very stringent guidelines regarding adding 2nd stories and we have spent months modifying our plans, trying to minimize the impact on Karen's house. We invite everybody who's interested to review these guidelines.
Again, we're bummed to be the "bad guys" in this story line but we also believe we're not doing anything that is out of the ordinary or, in fact, will hurt the long term value of Karen's home since her primary living room view will not be impacted and much of her bedroom view is even maintained through the several rounds of changes we made to our plans along the way.
Best, Michael and Terri.

From: Christine "Christy" Usher [mailto:cusher@cityofsanmateo.org]
Sent: Friday, May 02, 2014 10:18 AM
To: kkaren1210@aol.com; Jennifer; Max Poon; Yanming Guo; Kardos Ng
Subject: RE: Planning Application # 13-074 Schmier Residence

Hello,
In response to several of your emails, I set up a meeting **for Wednesday May 7 at 1030am with the Zoning Administrator and Chief of Planning.** I will also attend.

When you arrive at City Hall please sign in on the electronic kiosk in the atrium for Planning/Appointment with Christy.

This is an open meeting so feel free to invite others; however, please advise who else is attending so I can provide necessary seating etc. Thank you.

Please also confirm you are able to attend.

Thank you,
Christy

Christy Usher, AICP
Associate Planner | City of San Mateo| Planning Division
330 W. 20th Avenue, San Mateo, CA 94403 | 650.522.7215
cusher@cityofsanmateo.org | website: www.cityofsanmateo.org

PRIVILEGE AND CONFIDENTIALITY NOTICE: This message, together with any attachments, is intended only for the use of the individual or entity to which it is addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination or copying of this message or any attachment is strictly prohibited. If you have received this message in error, please notify the original sender immediately by telephone or by return e-mail and delete this message along with any attachments from your computer. Thank you.

From:	Paula Finley
To:	Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Cc:	Jennifer; kkaren1210@aol.com; SCOTT FINLEY; Paula Finley; Sia Glafkides; jeanne@hairbyjeanne.com; mumblinsumpthin@gmail.com; darylwyee@yahoo.com; elainenyee@yahoo.com
Subject:	Planning Application #13-074 Schmier Residence - Comments on Project
Date:	Saturday, May 03, 2014 11:09:40 AM

Christy -

Thank you for notifying us of the complete submittal of the plans for the residence addition by Mike and Terri Schmier, which has been submitted to the City for approval. As you are probably aware by now, there is great concern about this addition from our neighborhood, including myself for some very good and solid reasons as explained below:

1) The issue of View Equity is paramount. Why should one party gain from the devaluation of another? The Schmier's bought their home without a view, but now propose to add a second story in which they will now gain a view and real estate value, but with the addition, it will now seriously impact the Trudell residence pre-existing view and devalue their property. This is not a fair and equitable application. This addition destroys the integrity of the original long established views of the neighborhood, creates uncertainty with neighborhood real estate values and has and will continue to cause great neighborhood unrest.

This issue has previously occurred on Verdun (3205 Verdun) that caused great ill will in the neighborhood to the point that it caused the impacted neighbor to move. This issue will re-occur again and again with the same potential impacts to neighborhoods throughout San Mateo and will affect millions of dollars in property values. Ultimately the City needs to address this issue by doing some further study to determine how many properties could be affected and if the residents would support a stronger view ordinance such as has been adopted in other Bay Area Cities. It is time that the City faced this issue and does something about it.

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3. Design of addition: The proposed 12 foot ceiling elevation is not reflective of the original architectural intent of the neighborhood, is excessive and interferes with a substantive portion of the Trudell's pre-existing view. This 12 foot roof is not consistent with other roof designs on the street and is a very contemporary design which is not reflective of the original California Ranch architectural style of the neighborhood. The neighbors on Verdun take great pride in their homes and have preserved the original integrity and architectural styles of their homes. This proposed addition will not be an enhancement and is inconsistent to the neighborhood style with the proposed 12 foot second story ceiling which is unnecessary and therefore should not be approved.

4. Overall this project has more negative impacts than positive ones. Between the lack of a pole study information, view equity impacts, real estate value impacts, neighborhood ill will impact, and architectural style impact it is pretty clear

that a recommendation for denial by the City staff and Zoning Administrator, Planning Commission and ultimately City Council.

And in closing, on a personal note: My family has owned our home at 3126 Verdun for over 54 years - my parents bought it in 1957 and have lived in it since 1960. Verdun was a wonderful street to grow up on where we played with neighborhood children and lifetime friendships were made. During those 50 years, we watched the City grow into the vibrant City it is today. From our home, we grew up literally watching as the City grew before us - the construction of the Hillsdale Mall, Hillsdale High School, Beresford Park, the construction of the "new" San Mateo Bridge, highway 92, Foster City, the lights of Bay Meadows and the removal of Bay Meadows, housing additions, etc. If this view was removed it would be heartbreaking as well as economically devastating. This is what this will also mean for the Trudell view to be impacted by this project application. These are views that cannot be replaced.

As long time residents, our family participated in that growth to build a community that cared about each other. My father was the City's representative to the Mosquito Abatement control District for over 28 years and many close family friends were also involved with the growth of the City in positions such as Mayor and Vice Mayor for over 20 years. I was an employee of the City for over 12 years and was proud to work there as the City grew in many ways. It was truly a City on the cutting edge for it's time. I dare say that if these "forefathers" of the City knew that issues like this one was causing such discord between the City processes and the residents, they would be very concerned. I would hope that the City would continue to uphold those values that the City grew upon and our forefathers worked so hard to build - one that the reflects a true sense of community that cares about it's residents. By denying this application, this would be a good step forward to continuing that value of a City that cares for each other in the long run.

By now, you have an awareness that many people in our neighborhood are opposed to this addition and you will hear from many of them.
I would strongly request that the City staff and Zoning Administrator recommend to the Planning Commission and ultimately City Council that this project be denied.
And yes, I would also love to meet and discuss this project with the Chief of Planning and Zoning Administrator. I plan to be at the meeting on Wednesday, May 7 at 10:30 am.

Thank you for this opportunity to submit these comments for this application.

Sincerely,

Paula Finley
3126 Verdun Avenue

From:	Michael Schmier
To:	cd75015@comcast.net; doliver@rodanbuilders.com; Lauren Oliver; siaglafkides@msn.com; ozrogardner@gmail.com; elainenyee@yahoo.com; kennethckfung@hotmail.com; wunan@me.com; yanming.guo9@gmail.com; gmram@astound.net; milo4birdie@gmail.com; Josephine Lochbaum; wcbyginny@aol.com; gammeter@sbcglobal.net; mcmullen.ms@gmail.com; ERICA KWEI; lem41@yahoo.com; mama_j@me.com; seglasgow@yahoo.com; wastrang@prodigy.net; Tami Strang; Lyndom13@yahoo.com; brandiand3@yahoo.com; JENIFER Ransom; jikkflower@astound.net; patricia.brown@comcast.net; Paula; Karen Trundell; Jeanne@hairbyjeanne.com; mpoon_oracle@yahool.com; siupwong@yahoo.com; SCOTT FINLEY
Cc:	Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa; Bess
Subject:	Regarding Schmier addition and meeting at May 7th at City Hall
Date:	Saturday, May 03, 2014 3:52:45 PM
Importance:	High

Hi all,

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

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

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

Michael and Terri
650-357-7262

Here is the opportunity we have all been waiting for! Please respond to the e-mail below, along with a request for a meeting to discuss the proposed "view blockage" on Verdun Avenue, as well as your interest in a city ordinance to be adopted for view preservation in San Mateo. Make sure your e-mail is addressed to all three people in the To: Line (Usher, Forsell, and Munekawa). **This is EXTREMELY IMPORTANT and timing is critical!** I am attaching the talking points from Scott Finley that need to be addressed.

Here's some pointers to share with folks for them to consider as they prepare to submit their comments. I'm sure folks can come up with some other creative thoughts of their own.

1) The issue of view impairment from new second story additions

potentially affects hundreds, if not thousands, of homes in the San Mateo hills. There are many millions of dollars of property values potentially at jeopardy. Before proceeding with this application (or any other application), the City needs to do a comprehensive cumulative impact study to determine how many properties could be affected and whether the citizens support a stronger view ordinance.

2) There is inadequate information to proceed with this application at this time. A pole study should be required before any approval is considered. Any assessment as to the actual impact of the project on Karen's views is speculative and hypothetical without ground-truthing.

3) This project does not comply with the City's Single-Family Dwelling Design Guidelines. (1) The roof design, and specifically the family room pop-up eave feature, is not architecturally compatible with the style of roof in the neighborhood. (2) The family room pop-up feature is excessive, unnecessary, and does not respect the long-established views of Karen's residence. (3) The project violates the principle of view equity. The Schmiers will be creating a new, unobstructed view with an almost 12 foot elevation that interferes with a substantial portion of Karen's pre-existing view.

4) The project is detrimental to the harmony of the neighborhood. It destroys the integrity of a long-established view, and fails to take into account the original intent and design of the neighbor's house, which was built with the view as its central design feature. The pre-existing viewscape should be given priority since it recognizes the status quo.

5) The project adversely impacts the desirablity of investment in the neighborhood, creates uncertainty in the real estate market, and interferes with reasonable investment-backed expectations of Karen who purchased her property and paid a view premium. A view adds value, and interfering with a view destroys value. By approving a second story on the Schmiers' residence that was originally built without one, and impacting Karen's pre-existing view, the City is substantially devaluing Karen's property and enriching the Schmiers. If the City approves this project, the value of every property on Verdun with a view is at risk, as well as any every other view property within the City.

6) Allowing the destruction of pre-existing views creates ill will in the neighborhood. The addition to 3205 Verdun caused the owner of the uphill property to sell their house after making a large investment in their home, when their view was destroyed--so they left San Mateo. That was before there was any form of review. The City should not allow such mistakes to be repeated now that there is a process to prevent it.

Please, don't let Verdun and our Glorious Views down! Let's make our

voices heard! I know we are all busy people, but please, please, please put your thoughts down and forward them to the City. **Below is the e-mail from the City**. We only have 10 days……..it's GO Time!

From: Michael Schmier
To: Christine "Christy" Usher; Darcy Forsell
Cc: Jennifer; Terri Schmier; Karen Trundell; wayne@deutschergroup.com; Bess
Subject: Stretch the truth
Date: Saturday, May 03, 2014 4:54:07 PM
Importance: High

Christy and Darcy,

I would like to put on the record (since this is now an email to you) that Jennifer is spreading half truths about our project and refuses to engage in any dialogue with us. First, of all, what she failed to tell you is that my post was a response to Karen's post (see below) which is totally making us look like bad guys and did not present our side of the story at all:

I am new to the neighborhood but wanted to post this message because I feel more people need to be made aware that they may one day loose a big portion of their view. If you currently enjoy a beautiful view in San Mateo, one day your neighbor could build up and potentially block a big portion of it. Not only will the value of your home go down quite a bit but your quality of life will suffer too. I know, because this is happening to me right now. I have lived in my home for 20 years, enjoying a wonderful view. My neighbors, who bought their home without a view, have submitted plans to add on a huge second story addition (with 12 foot ceilings).

Many of my neighbors are quite upset about this because it could very easily happen to them. The City of San Mateo's Building Codes are very weak and in all cases of view blockage, the City Council has voted to approve the building of the second story addition.

Myself and several of my neighbors have appealed to the Planning Dept. to not approve these plans. We were just notified that we have a 10 day appeal period to voice our concerns and objections.

We need your input and help. If you are interested in learning more about how this could one day effect you, please contact the San Mateo Planning Dept. and ask them to explain how the view ordinance works in our city. The more people who voice their objections to allowing additions that will block another homes view may help to change the current view ordinance. Many other Cities already have view ordinances that do not allow one neighbor to build and block another neighbors view. The City of San Mateo needs to put in place ordinances that will help protect homes that currently have views.

I would be more than happy to discuss this further with anyone that is interested.

Also, if you want to help make a very significant change in our building code in regards to view blockage, please contact the Planning Dept.

If you have a view, fight to keep it, or one day you may loose it.

Thanks,
Karen

Second, while we are clearly blocking park of Karen's view the idea that we're destroying the value of her property is absolutely ridiculous for anybody that knows anything whatsoever about the San Mateo real estate market. Also, Jennifer is spreading misinformation about how we don't many city guidelines (see below) and make it look like your process was somehow cavalier and gave us a free pass.

THIS IS FRUSTRATING to have people like Jennifer not willing to engage in dialogue and just stroking the fears of the neighborhood. Please forward me any email communication regarding our house.

Thanks, Michael.

1) The issue of view impairment from new second story additions potentially affects hundreds, if not thousands, of homes in the San Mateo hills. There are many millions of dollars of property values potentially at jeopardy. Before proceeding with this application (or any other application), the City needs to do a comprehensive cumulative impact study to determine how many properties could be affected and whether the citizens support a stronger view ordinance

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enriching the Schmiers. If the City approves this project, the value of every property on Verdun with a view is at risk, as well as any every other view property within the City.

From:	kkaren1210@aol.com
To:	pflyer1251@gmail.com; Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Cc:	jennifer@deutschergroup.com; sbgfinley@sbcglobal.net; siaglafkides@msn.com; jeanne@hairbyjeanne.com; mumblinsumpthin@gmail.com; darylwyee@yahoo.com; elainenyee@yahoo.com
Subject:	Re: Planning Application #13-074 Schmier Residence - Comments on Project
Date:	Saturday, May 03, 2014 1:29:55 PM

Wow, this is an amazing letter. So well written and concise. I can "feel: the emotion behind this letter. Paula, you and Scott have been so elemental in bringing together our neighbors to protest view blockages. Even if The Schmiers are allowed to build, I feel very privileged to have so many of our neighbors willing give of their time to makes changes to the City's building codes.

When this first started I was alone in trying to fight the approval of the Schmier's plans. After a few months of pleading with the Schmiers and going down to the Planning Dept. weekly, I had pretty much given up. I even took some photos of the view and brought them down to the Planning Dept. I was feeling so devastated and depressed. My final attempt to get some support and awareness of what was happening was when I passed out the letters to every one who lives on our street.

Then a few neighbors called me and wanted to know what was happening. Some neighbors called or emailed the Planning Dept. That was when I met Jennifer and Wayne. They told me about Scott and you know the rest.

Even though I still feel sick that I very well may loose a large part of my view, at least I am not alone in trying to get changes made.

So very long story short, thank you so very much for deciding to become involved.

I will also be at the meeting on Wed. so I will see you then.

Best,
Karen

-----Original Message-----
From: Paula Finley <pflyer1251@gmail.com>
To: cusher <cusher@cityofsanmateo.org>; dforsell <dforsell@cityofsanmateo.org>; munekawa <munekawa@cityofsanmateo.org>
Cc: Jennifer <jennifer@deutschergroup.com>; kkaren1210 <kkaren1210@aol.com>; SCOTT FINLEY <sbgfinley@sbcglobal.net>; Paula Finley <pflyer1251@gmail.com>; Sia Glafkides <siaglafkides@msn.com>; jeanne <jeanne@hairbyjeanne.com>; mumblinsumpthin <mumblinsumpthin@gmail.com>; darylwyee <darylwyee@yahoo.com>; elainenyee <elainenyee@yahoo.com>
Sent: Sat, May 3, 2014 11:09 am
Subject: Planning Application #13-074 Schmier Residence - Comments on Project

Christy -

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This issue has previously occurred on Verdun (3205 Verdun) that caused great ill will in the neighborhood to the point that it caused the impacted neighbor to move. This issue will re-occur again and again with the same potential impacts to neighborhoods throughout San Mateo and will affect millions of dollars in property values. Ultimately the City needs to address this issue by doing some further study to determine how many properties could be affected and if the residents would support a stronger view ordinance such as has been adopted in other Bay Area Cities. It is time that the City faced this issue and does something about it.

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I would strongly request that the City staff and Zoning Administrator recommend to the Planning Commission and ultimately City Council that this project be denied.
And yes, I would also love to meet and discuss this project with the Chief of Planning and Zoning Administrator. I plan to be at the meeting on Wednesday, May 7 at 10:30 am.

Thank you for this opportunity to submit these comments for this application.

Sincerely,

Paula Finley
3126 Verdun Avenue

From: Jennifer
To: Christine "Christy" Usher; kkaren1210@aol.com; "Max Poon"; "Yanming Guo"; "Kardos Ng"
Cc: Wayne; cd75015@comcast.net; doliver@rodanbuilders.com; Lauren Oliver; siaglafkides@msn.com; ozrogardner@gmail.com; Jeanne@hairbyjeanne.com; Mark Dixon; darylwyee@yahoo.com; elainenyee@yahoo.com; Paula; sbgfinley@sbcglobal.net; kennethckfung@hotmail.com; wunan@me.com; gmram@astound.net; milo4birdie@gmail.com; jolochbaum@gmail.com; wcbyginny@aol.com; gammeter@sbcglobal.net; mcmullen.ms@gmail.com; ERICA KWEI; lem41@yahoo.com; mama_j@me.com; seglasgow@yahoo.com; wastrang@prodigy.net; Tami Strang; Lyndom13@yahoo.com; brandiand3@yahoo.com; JENIFER Ransom; jikkflower@astound.net; patricia.brown@comcast.net
Subject: RE: Planning Application # 13-074 Schmier Residence
Date: Friday, May 02, 2014 11:22:10 AM
Importance: High

Christy,

Below is a post from Terri & Michael Schmier in a Beresford Neighborhood Blog. The Schmiers are making themselves out to be the victims here and indicating that they have **NO IMPACT** on the value of Karen's home or that her living room view will not be impacted or her bedroom view will not be totally blocked. This is frustrating. The highlighting in RED was just to point out the paragraph where the truth is being stretched.

Please note that I will be in New York on May 7th, but my husband, Wayne Deutscher, will be in attendance and has my proxy to speak on behalf of both of us.

Thank you.

Jennifer Deutscher

Hi all,
We are the neighbors adding the second story next to Karen Trudell's house (earlier post). We certainly appreciate the emotion involved here and understand Karen's frustration but wanted to get our perspective on the table as well. We invite constructive dialogue and anybody should feel free to reach out to us to discuss more in the coming days and weeks.
We have a single story 3-bedroom house on a street with a combination of 2-story and single story homes. We have been in this neighborhood for almost 15 years and are well aware of the contentious nature of adding a second story in this neighborhood. We tried multiple times over the years to buy a new house in the neighborhood and quickly found that was not a financially viable option. So we undertook to add a second story.
A few other facts. First off, we have spoken with many of our neighbors including Karen. While many are against the idea, just as many have signed a petition voicing support, knowing that this type of development adds to overall value and aesthetic of the neighborhood. Second, Karen has multiple views from her house - her bedroom and her living room. We have worked very hard not to block her living room view and in fact cut down two large trees in our backyard many years ago (rather than keep them up for some type of future bargaining chip) to further enhance her living room view. Third, San Mateo actually has very stringent guidelines regarding adding 2nd stories and we have spent months modifying our plans, trying to minimize the

impact on Karen's house. We invite everybody who's interested to review these guidelines. **Again, we're bummed to be the "bad guys" in this story line but we also believe we're not doing anything that is out of the ordinary or, in fact, will hurt the long term value of Karen's home since her primary living room view will not be impacted and much of her bedroom view is even maintained through the several rounds of changes we made to our plans along the way.**
Best, Michael and Terri.

From: Christine "Christy" Usher [mailto:cusher@cityofsanmateo.org]
Sent: Friday, May 02, 2014 10:18 AM
To: kkaren1210@aol.com; Jennifer; Max Poon; Yanming Guo; Kardos Ng
Subject: RE: Planning Application # 13-074 Schmier Residence

Hello,
In response to several of your emails, I set up a meeting **for Wednesday May 7 at 1030am with the Zoning Administrator and Chief of Planning.** I will also attend.

When you arrive at City Hall please sign in on the electronic kiosk in the atrium for Planning/Appointment with Christy.

This is an open meeting so feel free to invite others; however, please advise who else is attending so I can provide necessary seating etc. Thank you.

Please also confirm you are able to attend.

Thank you,
Christy

Christy Usher, AICP
Associate Planner | City of San Mateo| Planning Division
330 W. 20th Avenue, San Mateo, CA 94403 | 650.522.7215
cusher@cityofsanmateo.org | website: www.cityofsanmateo.org

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From:	Sia Glafkides
To:	Jennifer
Cc:	Christine "Christy" Usher; kkaren1210@aol.com; Max Poon; Yanming Guo; Kardos Ng; Wayne; cd75015@comcast.net; doliver@rodanbuilders.com; Lauren Oliver; ozrogardner@gmail.com; Jeanne@hairbyjeanne.com; Mark Dixon; darylwyee@yahoo.com; elainenyee@yahoo.com; Paula; sbgfinley@sbcglobal.net; kennethckfung@hotmail.com; wunan@me.com; gmram@astound.net; milo4birdie@gmail.com; jolochbaum@gmail.com; wcbyginny@aol.com; gammeter@sbcglobal.net; mcmullen.ms@gmail.com; ERICA KWEI; lem41@yahoo.com; mama_j@me.com; seglasgow@yahoo.com; wastrang@prodigy.net; Tami Strang; Lyndom13@yahoo.com; brandiand3@yahoo.com; JENIFER Ransom; jjkkflower@astound.net; patricia.brown@comcast.net
Subject:	Re: Planning Application # 13-074 Schmier Residence
Date:	Friday, May 02, 2014 1:04:24 PM

I will be preparing statistical information regarding the values of properties with fabulous bay views in San Mateo and Belmont as well as Millbrae and Burlingame view property.

In summary the addition that is being proposed is significant and is not just impacting Karen trudell's property. There are several surrounding properties that will have significant financial impact with this particular addition taking away their views and essentially affecting the value of their property - impacting it in a negative way . By obstructing their views these homeowners' property will lose significant market value in the current and future real estate market. The Schemers would be increasing the value of their property substantially at the "expense" of their surrounding neighbors. There is no place to build new construction with views other than the Taylor Morrison project off 92. Those view properties are selling close to $2m.

Any one who intends to sell will be impacted by this approved addition and would need to disclosure to future buyers their view will be impacted - hence selling for significantly less than what they could sell for a view property.

I am greatly concerned that should this addition be approved it will set a prescendant in not just our neighborhood but other view property in the city of San Mateo. As a realtor in the Peninsula and selling real estate here for over 35 years I have experienced first hand selling view property and the substantial premium buyers pay for view property. Just in the last 2 years I have seen view properties selling 20-40% above market value and with a list price of $1,300,000-$1,500,000 view properties are now selling for over $2million.

Hence consideration for the financial impact this would create for future sales of a large number of San Mateo view properties should be factored into this Financial equation.

higher sale price = higher property taxes and higher San Mateo CITY TRANSFER TAX paid by buyers.

Reduction of a property's value by eliminating a homeowners view will have a significant financial impact not only for the property owner by the City of San Mateo.

I will be in attendance and will certainly pass the word that you have set a date this Wednesday for people in San Mateo with view property to attend.

Sia Glafkides 3115 Verdun Avenue San Mateo

Sent from iPhone
Sia Glafkides, Broker
Alain Pinel 650-302-3333
Sia@apr.com

On May 2, 2014, at 11:22 AM, "Jennifer" <jennifer@deutschergroup.com> wrote:

Christy,

Below is a post from Terri & Michael Schmier in a Beresford Neighborhood Blog. The Schmiers are making themselves out to be the victims here and indicating that they have **NO IMPACT** on the value of Karen's home or that her living room view will not be impacted or her bedroom view will not be totally blocked. This is frustrating. The highlighting in RED was just to point out the paragraph where the truth is being stretched.

Please note that I will be in New York on May 7th, but my husband, Wayne Deutscher, will be in attendance and has my proxy to speak on behalf of both of us.

Thank you.

Jennifer Deutscher

Hi all,
We are the neighbors adding the second story next to Karen Trudell's house (earlier post). We certainly appreciate the emotion involved here and understand Karen's frustration but wanted to get our perspective on the table as well. We invite constructive dialogue and anybody should feel free to reach out to us to discuss more in the coming days and weeks.
We have a single story 3-bedroom house on a street with a combination of 2-story and single story homes. We have been in this neighborhood for almost 15 years and are well aware of the contentious nature of adding a second story in this neighborhood. We tried multiple times over the years to buy a new house in the neighborhood and quickly found that was not a financially viable option. So we undertook to add a second story.
A few other facts. First off, we have spoken with many of our neighbors including Karen. While many are against the idea, just as many have signed a petition voicing support, knowing that this type of development adds to overall value and aesthetic of the neighborhood. Second, Karen has multiple views from her house - her bedroom and her living room. We have worked very hard not to block her living room view and in fact cut down two large trees in our backyard many years ago (rather than keep them up for some type of future bargaining chip) to further enhance her living room view. Third, San Mateo actually has very stringent

guidelines regarding adding 2nd stories and we have spent months modifying our plans, trying to minimize the impact on Karen's house. We invite everybody who's interested to review these guidelines.
Again, we're bummed to be the "bad guys" in this story line but we also believe we're not doing anything that is out of the ordinary or, in fact, will hurt the long term value of Karen's home since her primary living room view will not be impacted and much of her bedroom view is even maintained through the several rounds of changes we made to our plans along the way.
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Sent: Friday, May 02, 2014 10:18 AM
To: kkaren1210@aol.com; Jennifer; Max Poon; Yanming Guo; Kardos Ng
Subject: RE: Planning Application # 13-074 Schmier Residence

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Christy

Christy Usher, AICP
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From: kkaren1210@aol.com
To: jennifer@deutschergroup.com; Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Cc: wayne@deutschergroup.com; cd75015@comcast.net; doliver@rodanbuilders.com; jelk22@yahoo.com; siaglafkides@msn.com; ozrogardner@gmail.com; Jeanne@hairbyjeanne.com; mumblinsumpthin@gmail.com; darylwyee@yahoo.com; elainenyee@yahoo.com; pflyer1251@gmail.com; sbgfinley@sbcglobal.net; kennethckfung@hotmail.com; wunan@me.com; yanming.guo9@gmail.com; gmram@astound.net; milo4birdie@gmail.com; jolochbaum@gmail.com; wcbyginny@aol.com; gammeter@sbcglobal.net; mcmullen.ms@gmail.com; erica_kwei@yahoo.com; lem41@yahoo.com; mama_j@me.com; seglasgow@yahoo.com; wastrang@prodigy.net; ivy_girl72@yahoo.com; lyndom13@yahoo.com; brandiand3@yahoo.com; ransom650@sbcglobal.net; jjkkflower@astound.net; patricia.brown@comcast.net
Subject: Re: Planning Application # 13-074 Schmier Residence
Date: Thursday, May 01, 2014 9:15:20 PM

Hi Jennifer,

Beautifully put.

-----Original Message-----
From: Jennifer <jennifer@deutschergroup.com>
To: 'Christine "Christy" Usher' <cusher@cityofsanmateo.org>; 'Darcy Forsell' <dforsell@cityofsanmateo.org>; 'Ronald "Ron" Munekawa' <munekawa@cityofsanmateo.org>
Cc: Wayne <wayne@deutschergroup.com>; cd75015 <cd75015@comcast.net>; doliver <doliver@rodanbuilders.com>; Lauren Oliver <jelk22@yahoo.com>; siaglafkides <siaglafkides@msn.com>; ozrogardner <ozrogardner@gmail.com>; Jeanne <Jeanne@hairbyjeanne.com>; Mark Dixon <mumblinsumpthin@gmail.com>; darylwyee <darylwyee@yahoo.com>; elainenyee <elainenyee@yahoo.com>; Paula <pflyer1251@gmail.com>; sbgfinley <sbgfinley@sbcglobal.net>; Wayne <wayne@deutschergroup.com>; kennethckfung <kennethckfung@hotmail.com>; wunan <wunan@me.com>; yanming.guo9 <yanming.guo9@gmail.com>; gmram <gmram@astound.net>; milo4birdie <milo4birdie@gmail.com>; jolochbaum <jolochbaum@gmail.com>; wcbyginny <wcbyginny@aol.com>; gammeter <gammeter@sbcglobal.net>; mcmullen.ms <mcmullen.ms@gmail.com>; ERICA KWEI <erica_kwei@yahoo.com>; lem41 <lem41@yahoo.com>; mama_j <mama_j@me.com>; seglasgow <seglasgow@yahoo.com>; wastrang <wastrang@prodigy.net>; Tami Strang <ivy_girl72@yahoo.com>; lyndom13 <lyndom13@yahoo.com>; brandiand3 <brandiand3@yahoo.com>; kkaren1210 <kkaren1210@aol.com>; JENIFER Ransom <ransom650@sbcglobal.net>; jjkkflower <jjkkflower@astound.net>; patricia.brown <patricia.brown@comcast.net>
Sent: Thu, May 1, 2014 3:16 pm
Subject: RE: Planning Application # 13-074 Schmier Residence

Christy,

Thank you for your follow-through in notifying me that the complete and revised plans of Mike and Terri Schmier at 3328 Verdun Avenue in San Mateo are being submitted to the City of San Mateo for approval.

As you are aware, Christy, several people in our neighborhood, including myself, <u>are not</u> supportive of this addition and are hoping that the Schmier's request be denied.

When Wayne and I purchased our home on Verdun, we paid a premium for the view our home has. Verdun was built as a "stair step" neighborhood allowing each home a different, yet awesome view of the Belmont Hills, San Francisco Bay, Mt. Diablo, San Mateo Bridge, San Francisco Bay Bridge, San Francisco, Coyote Point, etc. My husband and I, when we first purchased our home, were immediately hit with a view

blockage situation when the owners of 3205 Verdun Avenue (Patrice Lilly and James Morris) decided to put a "box shaped" addition over their garage which completely blocked the bay view at 3209 Verdun Avenue, our view of the Belmont Hills at 3206 Verdun Avenue, as well as the Belmont Hills view of Mr. Finley at 3126 Verdun Avenue, and Peter Ryan at 3120 Verdun Avenue. This situation was brought to the City Council but was approved and allowed to be completed. This eye sore of an addition with its two different colors of green roofing shingles (addition vs. non-addition) and, after 14 years since construction, still has an unpainted, grey stucco patch. Mr. and Mrs. Mark Spence (3209 Verdun Avenue) were so frustrated with the San Mateo City Council that they moved out of San Mateo and into Hillsborough. San Mateo lost an amazing family, and quality City of San Mateo resident - Stanford graduate and local business owner. A mistake like this should not be repeated.

This current project #13-074 adversely impacts the desirability of investment in the neighborhood, creates uncertainty in the real estate market, and interferes with reasonable investment-backed expectations of those of us who purchased property and paid a view premium. A view adds value, and interfering with a view destroys value. If the City approves this project, the value of every property on Verdun and in the San Mateo Hills with a view is at risk.

My husband and myself put $400,000 into our home in 2008. When, and if, the Finley's sell their home located directly below our home, under the current rules, the new owners could build up and totally block our view of the San Francisco Bay, Mt. Diablo, and San Francisco. After all of the taxes we have paid, City Permits we obtained and paid for, all of the rules that we have abided by and the Financial Advisor business we run in San Mateo for the past 28+ years, would this be fair? Would the City of San Mateo permit this?

I have always believed that theft was a crime. How can the City Council or Planning Department allow the Schmiers (3328 Verdun) to take or steal several thousand dollars from their neighbor's home (Karen Trudell - 3334 Verdun Avenue) in view premium and add it to **their** home by enhancing **their** view with 12' ceilings and glass walls? I would trust that each and every one of you, if put in the same situation as Karen Trudell, would be outraged and would rely on the City Council and Planning Department, that we have supported for years, to protect us and our rights. Furthermore, as more and more original owners pass away and sell their homes, this is becoming an epidemic involving thousands of homes here in the San Mateo Hills. It is time that the City of San Mateo adopt a View Preservation Ordinance for San Mateo. We live in one of most precious spots in the State of California – please, let's preserve it! The pre-existing viewscape should be given priority!

The Schmiers' project is opening up old wounds here on Verdun and is detrimental to the harmony of this neighborhood. It destroys the integrity of a long-established view, and fails to take into account the original intent and design of the neighbor's house, which was built with the view as its central design feature. The project adversely impacts the desirability of investment in the neighborhood, creates uncertainty in the real estate market, and interferes with reasonable investment-backed expectations of homes purchased and view premiums paid. A view adds value, and interfering with a

view destroys value. If the City approves this project, the value of every property on in the San Mateo Hills with a view is at risk.

Yes, I would love to meet and discuss this project with the Chief of Planning and Zoning Administrator. I look forward to hearing from your offices soon.

A Loyal San Mateo Resident and San Mateo Business Owner,

Jennifer Deutscher – 3206 Verdun Avenue, San Mateo, CA 94403
(650) 573-8428

Jennifer Deutscher
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From: Christine "Christy" Usher [mailto:cusher@cityofsanmateo.org]
Sent: Thursday, May 01, 2014 10:17 AM
To: Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Cc: Amanda - Studio3; Bess; miles_terri@yahoo.com; sbgfinley@sbcglobal.net; pflyer1252@gmail.com; jennifer@deutschergroup.com; wayne@deutschergroup.com; kkaren1210@aol.com; seglasglow@yahoo.com; jeanne@hairbyjeanne.com; mpoon_oracle@yahoo.com; siupwong@yahoo.com
Subject: Planning Application # 13-074 Schmier Residence

Hello,
Thank you for your interest in Planning Application 13-074 Schmier Residence. The application has been deemed complete and revised project plans are available at City Hall for your review. Per the attached public notice a 10 day review period begins on Friday May 2. Both the Zoning Administrator and Chief of Planning would like to extend an invitation to meet with you to discuss the proposed project. Please contact me if you would like to meet with the Zoning Administrator and Chief of Planning to discuss the proposed project further.
Regards,
Christy

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