From:	Jennifer
To:	Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
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; Wayne; 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; lem41@yahoo.com; mama_j@me.com; seglasgow@yahoo.com; wastrang@prodigy.net; Tami Strang; lyndom13@yahoo.com; brandiand3@yahoo.com; kkaren1210@aol.com; JENIFER Ransom; jikkflower@astound.net; patricia.brown@comcast.net
Subject:	RE: Planning Application # 13-074 Schmier Residence
Date:	Thursday, May 01, 2014 3:16:18 PM
Importance:	High

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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3 Waters Park Drive, Suite 115 | San Mateo, CA 94403
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jennifer@deutscheradvisory.com | www.deutscheradvisory.com
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Deutscher Advisory Group is independently owned and operated.

From: Yanming Guo
To: Jennifer
Cc: Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa; 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>; <kkaren1210@aol.com>; JENIFER Ransom; <jjkkflower@astound.net>; <patricia.brown@comcast.net>
Subject: Re: Planning Application # 13-074 Schmier Residence
Date: Thursday, May 01, 2014 3:33:14 PM

C与 v

Sent from my iPhone

On May 1, 2014, at 3:16 PM, "Jennifer" <jennifer@deutschergroup.com> wrote:

Christy,

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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.

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Deutscher Advisory Group is independently owned and operated.

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

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: Max Poon
To: Max Poon; Christine "Christy" Usher
Subject: Re: Planning Application # 13-074 Schmier Residence
Date: Thursday, May 01, 2014 1:21:18 PM
Attachments: Against second story addition at 3328 Verdun Ave.txt

---

Hi Christy,

I am against the building of this second story addition.

I emailed Cky Ready <FReady@cityofsanmateo.org> on January 8, 2014 to voiced my objection and Cky's emailed his response to me (Please see the attached file "Against second story addition at 3328 Verdun Ave.txt").

I put my objection reasons here again :
==========

(1) It is really unfair to block the beautiful view of the neighbor who are currently living around 3328 Verdun Avenue -- such as Karen Trudell who has lived at 3334 Verdun Avenue for almost 20 years. Nobody want to watch/disturb others' living or being watched/disturbed by their neighbors, right? Also, the second story will significantly block Karen's view and cut down Karen's house market value. This is totally unreasonable and unfair to Karen Trudell or anyone who are living at Verdun Avenue.

(2) If this addition proposal is passed, it would set a precedent and encourage other homeowners of Verdun Avenue to rush to expand or add additional floors with their existing houses -- especially in this red-hot crazy housing market. It is almost certain to drive up the living costs, cause more disturbances and stimulate houses expansion/addition construction frenzy.

(3) Verdun Avenue is one of few busy through streets that could go down the hill directly. Every day, we already have so many cars, heavy delivery trucks, kids, strollers, joggers and bicycles running up and down Verdun Avenue and created so much human & auto traffic, noise and pollution. If this addition is completed, there will be even more human & auto traffic, more noise and pollution. We want to keep this neighborhood quiet, safe and fix these problems rather than create more troubles.

(4) **I have been living here for 3 years without incident BUT recently we have 2 consecutive break-in within couple days in the Verdun Avenue. I believe Schmier Residence is one of the break-in happened (please correct me if I am wrong). It raised my eyebrows about the security and safety of the neighbors around Schmier Residence. If this second story addition approved, there will be more noise, activities, strangers, construction workers, unexpected people running in & out the Verdun Avenue. It is a big concern for the neighbors around Schmier Residence. We want to keep this neighborhood quiet, safe and fix these problems rather than create more troubles.**

Please feel free to email (mpoon_oracle@yahoo.com) me for any question.

Regards,
(Max) Wai Kei, Poon

From: "kkaren1210@aol.com" <kkaren1210@aol.com>
To: cusher@cityofsanmateo.org; dforsell@cityofsanmateo.org; munekawa@cityofsanmateo.org
Cc: amanda@studio-three.com; bess@studio-three.com; miles_terri@yahoo.com; sbgfinley@sbcglobal.net; pflyer1252@gmail.com; jennifer@deutschergroup.com; wayne@deutschergroup.com; seglasglow@yahoo.com; jeanne@hairbyjeanne.com; mpoon_oracle@yahoo.com; siupwong@yahoo.com
Sent: Thursday, May 1, 2014 12:15 PM
Subject: Re: Planning Application # 13-074 Schmier Residence

Christy,
I am requesting a meeting. I am 100% against the building of this second story addition. I never heard back if the outside consultant would come to my home. Also, I had requested a few times to have a pole study done. Again, I have not heard anything. As this second story addition affects my quality of life and the value of my home it is imperative that a pole study be done. I will be loosing a view which I paid for when I bought my home. The Schmiers will be gaining an amazing view, which they did not have when they purchased their home. How is that equitable??

Please advise asap.

Sincerely,
Karen

-----Original Message-----
From: Christine "Christy" Usher <cusher@cityofsanmateo.org>
To: Christine "Christy" Usher <cusher@cityofsanmateo.org>; Darcy Forsell <dforsell@cityofsanmateo.org>; Ronald "Ron" Munekawa <munekawa@cityofsanmateo.org>
Cc: Amanda - Studio3 <amanda@studio-three.com>; Bess <bess@studio-three.com>; miles_terri <miles_terri@yahoo.com>; sbgfinley <sbgfinley@sbcglobal.net>; pflyer1252 <pflyer1252@gmail.com>; jennifer <jennifer@deutschergroup.com>; wayne <wayne@deutschergroup.com>; kkaren1210 <kkaren1210@aol.com>; seglasglow <seglasglow@yahoo.com>; jeanne <jeanne@hairbyjeanne.com>; mpoon_oracle <mpoon_oracle@yahoo.com>; siupwong <siupwong@yahoo.com>
Sent: Thu, May 1, 2014 10:17 am
Subject: Planning Application # 13-074 Schmier Residence

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Regards,
Christy

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From: kkaren1210@aol.com
To: Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Cc: amanda@studio-three.com; bess@studio-three.com; miles_terri@yahoo.com; sbgfinley@sbcglobal.net; pflyer1252@gmail.com; jennifer@deutschergroup.com; wayne@deutschergroup.com; seglasglow@yahoo.com; jeanne@hairbyjeanne.com; mpoon_oracle@yahoo.com; siupwong@yahoo.com
Subject: Re: Planning Application # 13-074 Schmier Residence
Date: Thursday, May 01, 2014 12:15:50 PM

Christy,
I am requesting a meeting. I am 100% against the building of this second story addition. I never heard back if the outside consultant would come to my home. Also, I had requested a few times to have a pole study done. Again, I have not heard anything. As this second story addition affects my quality of life and the value of my home it is imperative that a pole study be done. I will be loosing a view which I paid for when I bought my home. The Schmiers will be gaining an amazing view, which they did not have when they purchased their home. How is that equitable??

Please advise asap.

Sincerely,
Karen

-----Original Message-----
From: Christine "Christy" Usher <cusher@cityofsanmateo.org>
To: Christine "Christy" Usher <cusher@cityofsanmateo.org>; Darcy Forsell <dforsell@cityofsanmateo.org>; Ronald "Ron" Munekawa <munekawa@cityofsanmateo.org>
Cc: Amanda - Studio3 <amanda@studio-three.com>; Bess <bess@studio-three.com>; miles_terri <miles_terri@yahoo.com>; sbgfinley <sbgfinley@sbcglobal.net>; pflyer1252 <pflyer1252@gmail.com>; jennifer <jennifer@deutschergroup.com>; wayne <wayne@deutschergroup.com>; kkaren1210 <kkaren1210@aol.com>; seglasglow <seglasglow@yahoo.com>; jeanne <jeanne@hairbyjeanne.com>; mpoon_oracle <mpoon_oracle@yahoo.com>; siupwong <siupwong@yahoo.com>
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Regards,
Christy

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Against second story addition at 3328 Verdun Ave

==========

From: Cky Ready <FReady@cityofsanmateo.org>
To: Max Poon <mpoon_oracle@yahoo.com>
Sent: Thursday, January 9, 2014 9:56 AM
Subject: RE: I am writing to you regarding the proposed second story addition at 3328 Verdun Ave., San Mateo

Max,

Thanks for your email. Your input is exactly what the "Neighborhood Meetings" are in place for.

The job of the Planning Division is a difficult one in that we have to try to balance the concerns of neighbors

with the development rights of the property owners. I will add this email to the case file.

Sincerely,

Cky Ready

From: Max Poon [mailto:mpoon_oracle@yahoo.com]
Sent: Wednesday, January 08, 2014 8:22 PM
To: Cky Ready
Cc: Max Poon; kardos ng; kardos_ng@yahoo.com
Subject: I am writing to you regarding the proposed second story addition at 3328 Verdun Ave., San Mateo

To : Cyk Ready (Planning Department, City of San Mateo)

My name is (Max) Wai kei, Poon, I own and live with my wife at 3217 Verdun Avenue, San Mateo, CA 94403. I am writing to you regarding the proposed second story addition at 3328 Verdun Ave., San Mateo, CA 94403. My wife and I strongly against this proposed second story addition because

(1) It is really unfair to block the beautiful view of the neighbor who are currently living around 3328 Verdun Avenue -- such as Karen Trudell who has lived at 3334 Verdun Avenue for almost 20 years. Nobody want to watch/disturb others' living or being watched/disturbed by their neighbors, right? Also, the second story will significantly block Karen's view and cut down Karen's house market value. This is totally unreasonable and unfair to Karen Trudell or anyone who are living at Verdun Avenue.

(2) If this addition proposal is passed, it would set a precedent and encourage other homeowners of Verdun Avenue to rush to expand or add additional floors with their existing houses -- especially in this red-hot crazy housing market. It is almost certain to drive up the living costs, cause more disturbances and stimulate houses expansion/addition construction frenzy.

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Please feel free to email (mpoon_oracle@yahoo.com) me for any question.

Regards,
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From: Wayne C. Deutscher
To: Christine "Christy" Usher
Subject: 3328 Verdun Second Story Addition - Important
Date: Monday, April 28, 2014 12:56:33 PM

April 28, 2014

To: Christy Usher, Associate Planner
Community Development Department, Planning Division

cusher@cityofsanmateo.org

Re: PA #13-074 Schmier SFDDR

Dear Ms. Usher:

I am requesting to be put on the notification list for the above-referenced project, and specifically requested that I be provided with notice when:

- You have determined that the application for this project is complete for submission to the Zoning Administrator.
- The decision of the Zoning Administrator on the project is made.
- Any public hearing to be held regarding this application, including but not limited to any hearings before the Planning Commission and/or the City Council.

Please email me at: wayne@deutschergroup.com

or my mailing address:
3206 Verdun Avenue
San Mateo, CA 94403

to provide me with these notifications.

If there is any other form that I need to submit to request notification, please send it to me.

Thank you for your help in this process.

View preservation in San Mateo is of extreme importance to us on Verdun Avenue and to those who cherish expansive current views.

Regards,

Wayne C. Deutscher

wayne@deutschergroup.com

650-573-8428

From: Yahoo
To: Christine "Christy" Usher
Subject: Re: PA #13-074 Schmier SFDDR (3328 Verdun Second Story Addition)
Date: Tuesday, April 15, 2014 5:53:17 PM

Dated: April 15, 2014

Re: PA #13-074 Schmier SFDDR

Dear Ms. Usher:

I request to be put on the notification list for the above-referenced project, and specifically request that I be provided with notice (1) when you have determined that the application for this project is complete for submission to the Zoning Administrator,

(2) of the decision of the Zoning Administrator on the project when it is made, and

(3) of any public hearing to be held regarding this application, including but not limited to any hearings before the Planning Commission and/or the City Council.

You may use my email address of seglasgow@yahoo.com, and/or my mail address of 3302 Verdun Ave, San Mateo, CA, 94403.

If there is any other form that I need to submit to request notification, please contact me. Thank you for your assistance with this matter.

Sincerely,

Susan Glasgow

3302 Verdun

From:	Jennifer
To:	Christine "Christy" Usher
Subject:	3328 Verdun Second Story Addition - URGENT
Date:	Tuesday, April 15, 2014 5:29:52 PM
Importance:	High

April 15, 2014

To: Christy Usher, Associate Planner
Community Development Department, Planning Division
cusher@cityofsanmateo.org

Re: PA #13-074 Schmier SFDDR

Dear Ms. Usher:

It was a pleasure meeting with you a few months ago when I requested to be put on the notification list for the above-referenced project, and specifically requested that I be provided with notice when:

- You have determined that the application for this project is complete for submission to the Zoning Administrator.
- The decision of the Zoning Administrator on the project is made.
- Any public hearing to be held regarding this application, including but not limited to any hearings before the Planning Commission and/or the City Council.

You may use my email address jennifer@deutschergroup.com and/or my mailing address of 3206 Verdun Avenue, San Mateo, CA 94403 to provide me with these notifications. If there is any other form that I need to submit to request notification, please contact me.

Thank you for your assistance with this matter. View preservation in San Mateo is of extreme importance to myself and to those of us who cherish our current views.

Sincerely,

Jennifer Deutscher
3206 Verdun Avenue
San Mateo, CA 94403
Home: 650.573-8428 | Cell: 650-245-9624
jennifer@deutschergroup.com

From:	kkaren1210@aol.com
To:	Christine "Christy" Usher
Cc:	sbgfinley@sbcglobal.net; jennifer@deutschergroup.com
Date:	Wednesday, April 16, 2014 2:03:23 PM

Christy Usher, Associate Planner
Community Development Department, Planning Division
330 W. 20th Avenue
San Mateo, CA 94403-1388
cusher@cityofsanmateo.org

April 16, 2014

Re: PA #13-074 Schmier SFDDR

Dear Christy:
It has been a couple of weeks since we met and discussed the plans re-submitted by the Schmiers. I am wondering where in the process the plans are?

Please put me on the notification list for the above-referenced project, and I specifically request that I be provided with notice (1) when you have determined that the application for this project is complete for submission to the Zoning Administrator, (2) of the decision of the Zoning Administrator on the project when it is made, and (3) of any public hearing to be held regarding this application, including but not limited to any hearings before the Planning Commission and/or the City Council. You may use my email address of kkaren1210@aol.com, and/or my mail address of 3334 Verdun Ave. San Mateo, 94403.

If there is any other form that I need to submit to request notification, please contact me. Thank you for all your assistance with this matter.

Sincerely,

Karen Trudell

From: kkaren1210@aol.com
To: Christine "Christy" Usher
Cc: sbgfinley@sbcglobal.net; jennifer@deutschergroup.com
Subject: home addition 3328 Verdun Ave.
Date: Friday, February 28, 2014 4:35:06 PM

Christy,

Thank you for coming to my home the other day and discussing the proposed view blockage by my "downhill" neighbor, the Schmiers.

I understand that there is no public hearing conducted by the Zoning Administrator on this application. I want to make sure that I am on record as requesting notification of when the City has deemed this application as complete for submission to the Zoning Administrator for decision. I want to review your staff report and recommendation and submit comments prior to to any decision by the Zoning Administrator. I also request notification of the decision of the Zoning Administrator when it is rendered, so that an appeal may be made if necessary. Please let me know if you need any further formal submission of my request. If I do not hear from you to the contrary, I will assume this email is sufficient.
Many other neighbors are very concerned that they will also run the risk of potential view blockage. Not only is the loss of my view extremely devastating to me but with the loss of my magnificent view, my home will loose a substantial amount in value.

I believe the rendering of the view loss from my property is inadequate, and, given I am losing my view forever, it is of utmost importance to delineate the actual view loss and that a pole height study should be performed. With such a study, my actual view loss can be more accurately determined. At this time, I feel more information is needed to make any decision. I also want all measurements of set backs, height allowances and other building code requirements checked by the City and compared to the plans submitted by the Schmiers.

Thank you for all your assistance in regards to this matter.

Sincerely,
Karen Trudell

From: Cky Ready
To: Christine "Christy" Usher
Subject: FW: 3328 Verdun Avenue Renovation Project
Date: Wednesday, February 26, 2014 8:39:42 AM

Good Morning Christy,

Wanted to get this to you!

Cky

From: Siuping wong [mailto:siupwong@yahoo.com]
Sent: Wednesday, February 26, 2014 6:06 AM
To: Cky Ready
Subject: 3328 Verdun Avenue Renovation Project

Dear Mr. Ready,

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 four 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:	Jennifer
To:	Christine "Christy" Usher
Cc:	Wayne
Subject:	Verdun Avenue, San Mateo, CA
Date:	Wednesday, February 26, 2014 5:42:24 PM
Importance:	High

Christy,

It was a pleasure meeting you earlier this month at one of our neighbor's houses, Karen Trudell; we were discussing the proposed view blockage by her "downhill" neighbor, the Schmier's.

My husband, and myself, are still very concerned about the approval of any application for a second story addition that will block a neighbor's view. As we discussed, Wayne and I run the risk, as do several other neighbors, of potential view blockage. View blockage takes a huge bite out of the values of our homes, and causes devastation and ill-will to a neighborhood.

As tax-payers, voters, business owners, and 26+ year residents of San Mateo, it is time that we, the citizens, are heard and taken seriously on this matter. You are our voice with the Zoning Administrator; please be loud and clear on our behalf. No one should be allowed to increase their property value by devaluing another's property; you do have a right to stop this growing epidemic of view blockage in San Mateo.

Please notify my husband, and myself, of the progress on this application **before** a final decision is reached; I believe you stated that the Zoning Administrator will make the final decision as to the approval of the Schmier's building permit.

Thank you for your time.

Wayne & Jennifer Deutscher
3206 Verdun Avenue
San Mateo, CA 94403
Direct: 650.573.8428 | Fax: 650.305.2311
wayne@deutschergroup.com | jennifer@deutschergroup.com

From: SCOTT FINLEY
To: Christine "Christy" Usher
Cc: Paula Finley
Subject: PA #13-074 , Schmier SFDDR
Date: Wednesday, February 26, 2014 1:01:38 PM

Christy--

Thank you for taking the time to meet with me on Monday regarding the above-referenced project.

I understand that there is no public hearing conducted by the Zoning Administrator on this application. As we discussed, I wish to make sure that I am on record as requesting notification of when the City has deemed this application as complete for submission to the Zoning Administrator for decision, so that I may review your staff report and recommendation and submit comments prior to to any decision by the Zoning Administrator. I also request notification of the decision of the Zoning Administrator when it is rendered, so that an appeal may be made if necessary. Please let me know if you need any further formal submission of my request. If I do not hear from you to the contrary, I will assume this email is sufficient.

At our meeting, you stated that the City has approved a number of SFDDRs for second story additions to single family residences which may have involved neighboring view impediments generally similar in nature to that occurring with PA #13-074. I presume these would have been applications filed under Chapter 27.08.032(a)(4) of the City's Municipal Code. I request that you provide me with the file numbers of any such applications filed since January 1, 2005. Unless there is some way to access these decisions on-line, my intention is to request a time to be provided access to review these files at the City's offices. I am not at this time requesting that copies be made of any of these files, only that I be provided with the opportunity to review them. I believe this email is sufficient to qualify as a request under the California Public Records Act, but if not or if the City has adopted a form for the submission of such request, please let me know and I will resubmit this request.

Again, thank you for your assistance with this matter.

Sincerely,

Scott Finley
3215 Kensington Drive
El Dorado Hills, CA 95762
(916) 933-1219
sbgfinley@sbcglobal.net

From: Darcy Forsell
To: Christine "Christy" Usher
Subject: FW: Second Story Addition to 3328 Vedun Avenue
Date: Tuesday, May 27, 2014 11:21:47 AM

From: SCOTT FINLEY [mailto:sbgfinley@sbcglobal.net]
Sent: Wednesday, January 15, 2014 3:30 PM
To: Cky Ready
Cc: Darcy Forsell; Paula Finley; Robert Ross
Subject: Second Story Addition to 3328 Vedun Avenue

Dear Mr. Ready:

I have recently become aware of the proposal to add a second story to the single family residence at 3328 Verdun Avenue. I understand that this project is subject to review as a Single Family Dwelling Design Review and therefore approval by the City of San Mateo Zoning Administrator in accordance with Municipal Code Section 27.08.032. I wish to submit the following comments on this project based upon the information I have to date. I also reserve the right to submit additional comments after my review of the entire file of this matter. I am co-owner of the property located at 3126 Verdun Avenue, and as such, am interested and concerned about proposals to construct additions to single family residences on Verdun Avenue which impede in any way the viewscape of the uphill property.

As you are no doubt aware, a considerable portion of the value of the properties on Verdun Avenue (as well as other hillside properties in San Mateo) derives from the spectacular views of the San Francisco Bay area. My home has an unimpeded panoramic view from the City of San Francisco and the East Bay hills, including Mt. Diablo. Many people, upon seeing the view for the first time, remark upon the "Million Dollar View". Such houses are purchased because of the view and the value of the properties reflect the desirability of having such a view. When there is a dwelling located on the downhill side of the view, it is a reasonable and legitimate investment-backed expectation of the uphill owner that the owner of the downhill property will not be allowed by the City to diminish the value of the uphill neighbor's property by constructing an addition that destroys that view.

You may or may not be aware of the situation involving the property directly across the street from our home. 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 (3209 Verdun). The uphill owners had purchased their house with an outstanding view, and made considerable improvements to the house. I recall they were extremely upset that there was nothing they could do to stop the construction of the addition. Eventually, they sold the house and moved. Judging by the date of its enactment, I believe Section 27.08.032 was adopted in response to that incident. If you are not already familiar with that sad affair, I recommend you acquaint yourself with it.

I have not reviewed the file in this matter, but intend to do so in the next week or two. I am led to understand from statements of the owner of the home at 3334 Verdun that this proposal will impact much of her current view. If that is the case, I believe that this proposal must be denied because the findings under subsections (d)(2) and (d)(3) of Section 27.08.032 cannot be made: this project is detrimental to the harmonious and orderly growth of the City, and impairs the desirability of investment or occupation in the vicinity. Moreover, such an addition is not in the best interests of the public health, safety and welfare of the City generally. Allowing the destruction of a long-standing view creates uncertainty in the marketplace. Are realtors disclosing to buyers of homes with such views the potential that the view may be lost? More importantly, 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.

Because this is a discretionary action of the City, it is a project subject to review under the California Environmental Quality Act. Because of the potential effect of this project upon the aesthetics of the community, I do not believe that it qualifies for a statutory or categorical exemption, and that you must perform an initial study to determine the appropriate environmental document.

I understand that the decision on this matter will be made by the Zoning Administrator, but there is no public hearing held. Putting aside for the moment the due process concerns of such a manner of proceeding, I request that I be provided with notice of when you have determined that the application for this project is complete. You may use my email address of sbgfinley@sbcglobal.net, and mail such notice to me at Scott Finley, 3215 Kensington Drive, El Dorado Hills, CA 95762. I also request that you provide such notice to Paula Finley, the co-owner of my property, at pflyer1251@gmail.com and at 509 Winchester Court, Roseville, CA 95661

By cc of this email to the Zoning Administrator, I am suggesting that, if the project does indeed affect the view of the property at 3334 Verdun, she give serious consideration to referring this application to the Planning Commission for hearing and action as required by Municipal Section 27.06.020 since it has significant policy ramifications for the City and has the potential for public controversy. It is worthy of a full public hearing.

As I said earlier, I intend to personally review the entire file in the near future. I will give you a call before I do so to try to arrange a time for such a review.

Thank you for giving full consideration to the issues which I have raised in this email. If you have any questions, or wish to discuss this matter with me, please do not hesitate to contact me.

Sincerely,

Scott Finley

3215 Kensington Drive
El Dorado Hills, CA 95762
916-933-1219
sbgfinley@sbcglobal.net

From:	Cky Ready
To:	Christine "Christy" Usher
Subject:	FW: second story addition 3328 Verdun
Date:	Tuesday, May 27, 2014 2:51:26 PM

From: kkaren1210@aol.com [mailto:kkaren1210@aol.com]
Sent: Sunday, December 15, 2013 10:43 AM
To: Cky Ready
Subject: second story addition 3328 Verdun

Hi Cky,

I am wondering what the progress of the plans are for my neighbors addition?

One thing they said was the "halo" effect would benefit me and bring more value to my home. I don't believe that is true, however I would like to see study results from homes in this area that have had 2/3 of their view blocked but the value of their home still increased because the addition raised the value of the other home.

It would also be helpful to know if loosing the sunlight into a bedroom effects a persons health.

I am still very opposed to this addition. The neighbors above me are very concerned about the addition too.

When will the public hearing be held? Where can I get a copy of building guidelines, ie: hours and days the construction can be going on.

This email is intended for you only, please do not forward to my neighbors. I have already asked them if they would consider building on the back of their house or build out into their courtyard but they refuse.

Thank you for your assistance in this matter,
Karen Trudell

From:	Cky Ready
To:	Christine "Christy" Usher
Subject:	FW: Email Cyk Ready at Planning Dept. fready@cityofsanmateo.org for objection against the proposed second story addition at 3328 Verdun Ave., San Mato, CA 94403
Date:	Tuesday, May 27, 2014 2:51:08 PM

From: Max Poon [mailto:mpoon_oracle@yahoo.com]
Sent: Wednesday, January 08, 2014 8:19 PM
To: Cky Ready
Cc: Max Poon; Kardos Ng; kardos ng
Subject: Re: Email Cyk Ready at Planning Dept. fready@cityofsanmateo.org for objection against the proposed second story addition at 3328 Verdun Ave., San Mato, CA 94403

To : Cyk Ready (Planning Department, City of San Mateo)

My name is (Max) Wai kei, Poon, I own and live with my wife at 3217 Verdun Avenue, San Mateo, CA 94403. I am writing to you regarding the proposed second story addition at 3328 Verdun Ave., San Mateo, CA 94403. My wife and I strongly against this proposed second story addition because

(1) It is really unfair to block the beautiful view of the neighbor who are currently living around 3328 Verdun Avenue -- such as Karen Trudell who has lived at 3334 Verdun Avenue for almost 20 years. Nobody want to watch/disturb others' living or being watched/disturbed by their neighbors, right? Also, the second story will significantly block Karen's view and cut down Karen's house market value. This is totally unreasonable and unfair to Karen Trudell or anyone who are living at Verdun Avenue.

(2) If this addition proposal is passed, it would set a precedent and encourage other homeowners of Verdun Avenue to rush to expand or add additional floors with their existing houses -- especially in this red-hot crazy housing market. It is almost certain to drive up the living costs, cause more disturbances and stimulate houses expansion/addition construction frenzy.

(3) Verdun Avenue is one of few busy through streets that could go down the hill directly. Every day, we already have so many cars, heavy delivery trucks, kids, strollers, joggers and bicycles running up and down Verdun Avenue and created so much human & auto traffic, noise and pollution. If this addition is completed, there will be even more human & auto traffic, more noise and pollution. We want to keep this neighborhood quiet, safe and fix these problems rather than create more troubles.

Please feel free to email (mpoon_oracle@yahoo.com) me for any question.

Regards,
(Max) Wai Kei, Poon

From:	Cky Ready
To:	Christine "Christy" Usher
Subject:	FW: Addition at 3328 Verdun
Date:	Thursday, January 09, 2014 9:58:53 AM

From: Jeanne Gitzen [mailto:jeanne@hairbyjeanne.com]
Sent: Thursday, January 09, 2014 9:08 AM
To: Cky Ready
Subject: Addition at 3328 Verdun

Cyk,

I have heard from my neighbor Karen Trudell at 3334 Verdun Avenue in San Mateo that her neighbor at 3328 Verdun is trying to plan an upward addition to their home. This will not only block Karens valuable view, and is completely unfair, it will set a precedence for other neighbors to do the same.

Les & his wife who live below us are older & not in the best of health, and in the future their home will be for sale...and we do not want the buyers adding a story on to their home, as we would lose our view, not to mention quite a bit of property value as well. The main reason we purchased our home is because of the view!

Please do not allow a precedent to be set on Verdun avenue by allowing view blocking additions.

(Please confirm receipt.)

Thank you for your time,

Jeanne

Cky Ready

From: kkaren1210@aol.com
Sent: Saturday, October 26, 2013 10:46 PM
To: Cky Ready
Subject: proposed second addition 3328 Verdun Ave.

Dear Mr. Ready,

Thank you for taking the time a few weeks ago to talk to me about the proposed second story addition my neighbors are planning on building. It has taken me a little time to put my thoughts down on paper because I am feeling so distressed.

I have lived in my home for almost 20 years and never thought I would loose the beautiful view I have here. When this addition goes up I will be loosing a huge part of my unobstructed view and also loose the wonderful morning light I have in my bedroom. When I bought my home, the two reasons I fell in love with it were; the view and the back yard. Having struggled with depression most of my life, this home with it's open feeling and great large windows was perfect for my health and for raising my children.

I will be loosing my complete view from my bedroom, all of my southern view from my living room and back yard and my northern view from my other bedroom. My bedroom will look right out onto their second story. I will always need to have my shade pulled down if I want any privacy.

After considering their proposed addition I asked them if they would consider building on the back portion of their home. If they did then I would not loose as much of my view and my home would not look right out onto their second story. There are trees already blocking some of my northern view, so adding a second addition on the back of their house would be much less of an impact on my view. They said they would have privacy issues with their neighbors below them and they would not consider changing their plans. I asked if they could build where their patio is and he said it would decrease the value of his home because it would take away some of his yard. So instead he will build up and take away my beautiful view and decrease the value of my home but definitely increased the value of his. I see it as they will be stealing my view.

When they first told me of their plans to build they gave me the story that they needed to build a room for their aging parents when they visited. As I look at the plans, they are building much more than just a room. They are even building a balcony. I can't imagine how it will feel to see them out there on the balcony enjoying a view they took away from me.

I am very concerned my health will be affected when I loose the wonderful natural light I get in my bedroom every morning.

My home will definitely decrease in value. The best selling point of this home is its view. I am a teacher at a private preschool and do not have any retirement plan. I am also a single parent, so I do not have a spouse that has a retirement plan. My home has always been my retirement plan so when the value goes down it really effects how I can live when I do retire. Needless to say, this has been very upsetting to me.

I know there is not a law that gives me a right to my view and quality of living, but I just needed to express my concerns.

Also, I would rather not go to the neighborhood meeting they will have on the 29th. Can you let me know if I should go to voice my concerns once again. I have already spoken to the Schmiers about my concerns on a couple of occasions, to no avail. I feel it will be just too stressful to attend.

Thank you for taking the time to read my email and respond to my inquiry.

Sincerely,
Karen Trudell
3334 Verdun Ave.
San Mateo