

September 2, 2015

Mr. Gavin Moynahan
Department of Community Development
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403-1388

RE: De Anza Residences

Dear Gavin:

I have visited the site, and reviewed the progress of the design several times since February 2011. I also reviewed the *City of San Mateo Duplex Design Guidelines* which are applicable to this project.

Site Context

The site fronts on De Anza Blvd. and faces the Crystal Springs Shopping Center. An existing multifamily condominium project is located immediately to the west of the site, and single family homes are located substantially above the site in a subdivision (approximately 75 feet above De Anza). The project would occupy only a portion of the vacant land fronting on this stretch of De Anza Blvd., as shown on the air photo diagram below. Photos of the site and adjacent development are included on the following page.

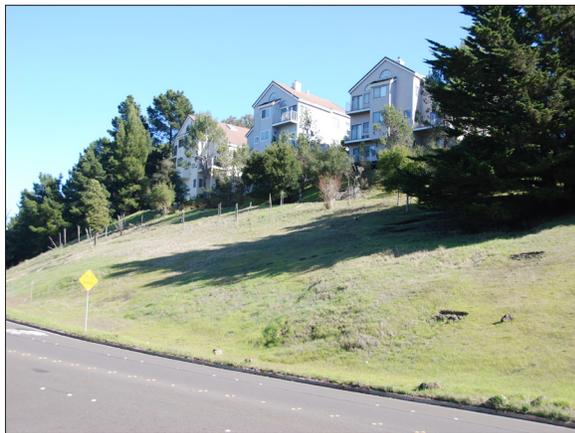




View west along De Anza to the site



Adjacent multifamily residential



Adjacent multifamily residential above the site



The Site and adjacent multifamily residential



Crystal Springs Shopping Center across De Anza Blvd.



Crystal Springs Shopping Center across De Anza Blvd.

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