

8) Views

A variety of view types are available from San Mateo neighborhoods: distant views of the Bay, adjacent parts of the City or Peninsula hills, city lights, and vistas through the neighborhood. Common characteristics of views are that they add value and enjoyment to a property. When adding onto a house, consider how the addition would affect the views from neighboring houses:

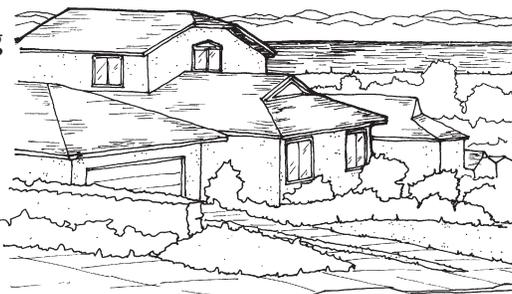
- What are the established views from neighboring houses? For purposes of these Guidelines, the most important views would be from primary living areas e.g. living, dining, kitchen, rather than from secondary rooms, e.g. bedroom, bath.
- To what degree would the proposed addition block views from neighboring houses?
- Would the proposed addition create a greater view blockage than other homes on similar parcels in the neighborhood?
- Could the addition be designed to minimize view blockage from neighboring houses?

Guidelines:

A. Respect Established Views

Recognize established views from the primary living areas of neighboring houses and design house additions to minimize blockage of those views. Possible methods to minimize view blockage include: configuring living space where it would have less view impact; increasing the setback of second-story additions; lowering roof plate heights; and choosing roof forms that minimize mass.

Consider This



A second-story addition stepped back from the front and sides minimizes view blockage from neighboring homes.

Not This

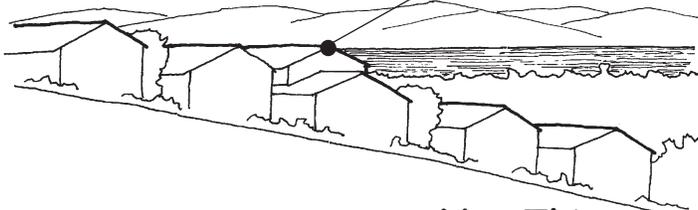


A more massive second-story addition creates greater view blockage.

B. View Equity

Neighboring views should be maintained to a similar level as that enjoyed by the proposed house addition. Balance the private rights to views from all parcels so that no single parcel should enjoy a greater view right than other similar parcels, except for the natural advantages of each site's topography.

Consider This



Not This

