

June 28, 2017

Ms. Lily Lim
Department of Community Development
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403-1388

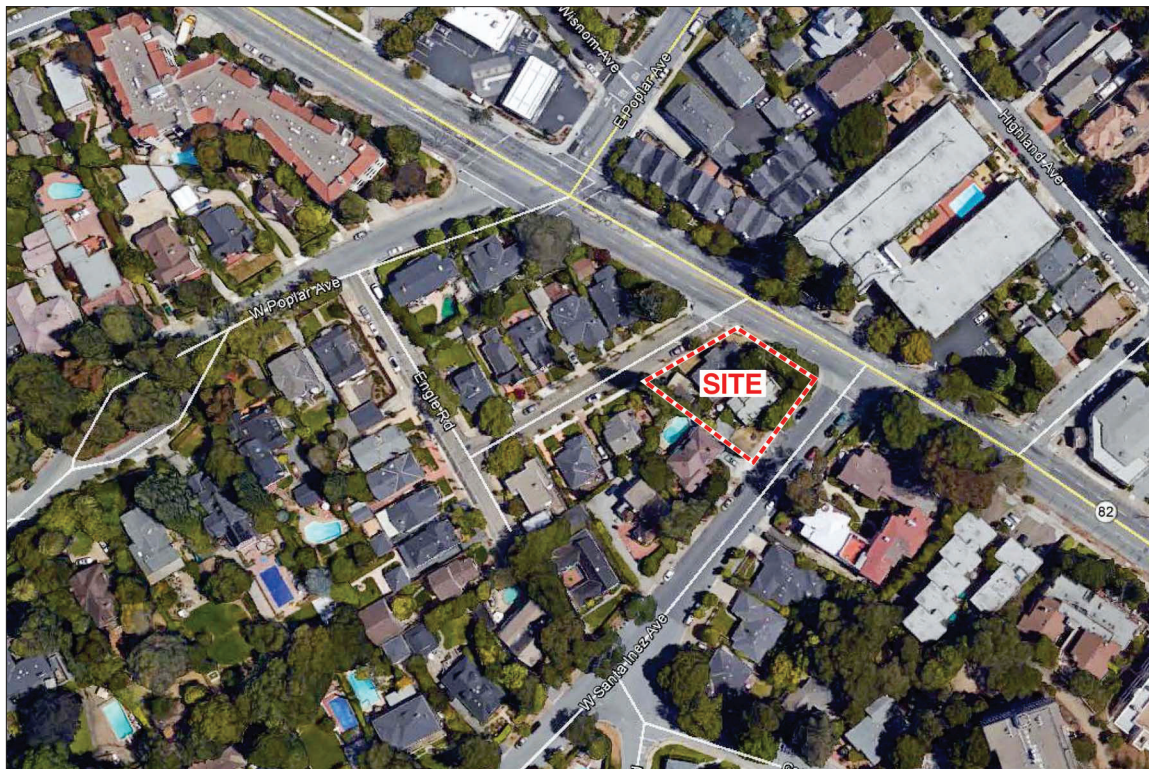
RE: West Santa Inez Condominiums

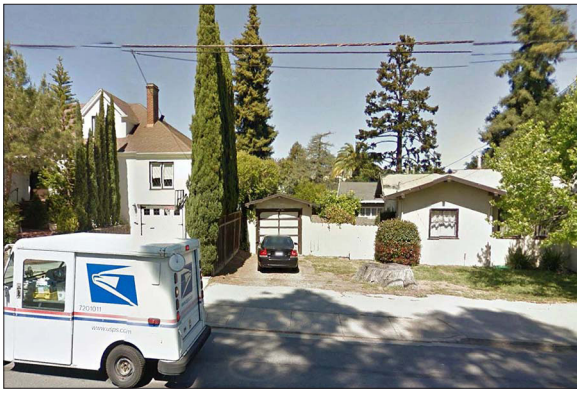
Dear Lily:

I visited the site and have prepared multiple review letter in the last several months. My comments on the revised drawings are as follows:

SITE CONTEXT

The site is located on El Camino Real in an area where higher intensity uses have been developed nearby. The other frontages on West Santa Inez Avenue and Engle Road are dominated by small scale single family homes. Photographs of the site and surroundings are shown on the following page.





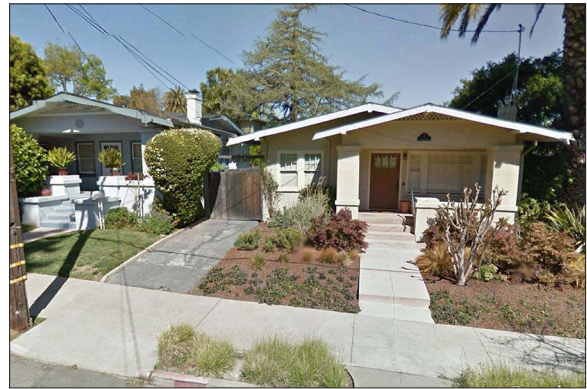
Existing House on the site (right) and adjacent two-story home on West Santa Inez Avenue



Existing House on the site at the El Camino Real and Engle Road corner



Immediately adjacent homes on Engle Road



Homes Immediately across Engle Road



Nearby single family homes on Engle Road



Nearby single family homes on Engle Road



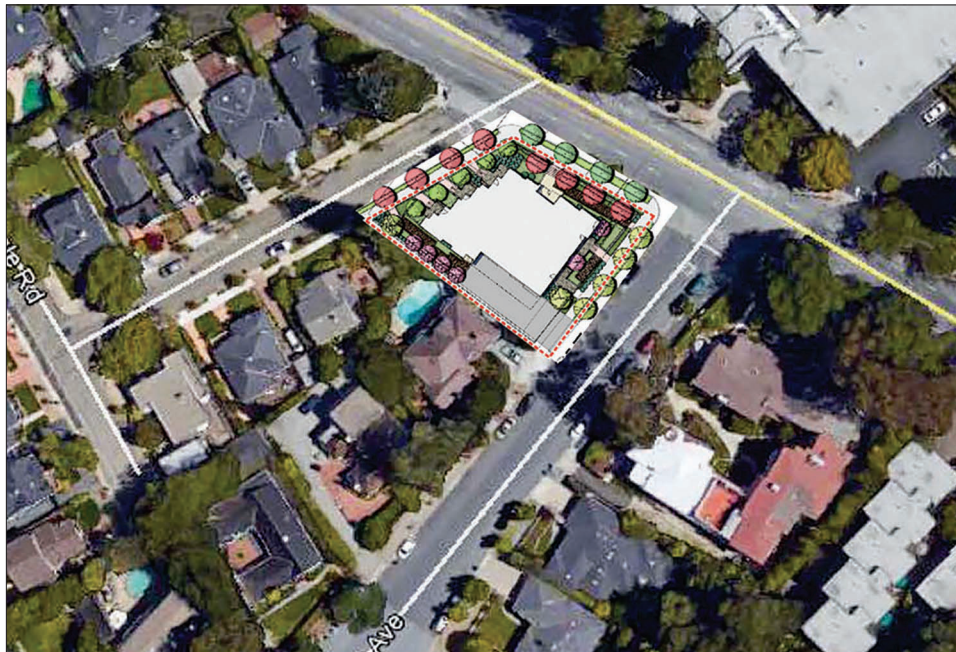
Multifamily development immediately across West Santa Inez Avenue



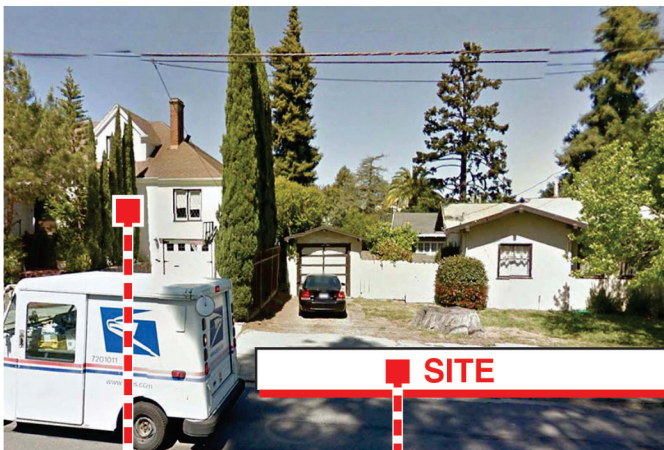
Nearby single family homes on West Santa Inez Avenue

ISSUES AND CONCERNS

The proposed development has a relatively small footprint and would be surrounded by substantial landscaping - see landscape plan superimposed on the aerial photo below.



The project is well designed. Embedding the fourth floor within the roof form, as proposed, will reduce the visual mass of the structure to better relate to the nearby single family homes neighborhood.



The proposed massing and architectural details carry around all sides of the structure, as shown in the other elevations below.



El Camino Real Elevation



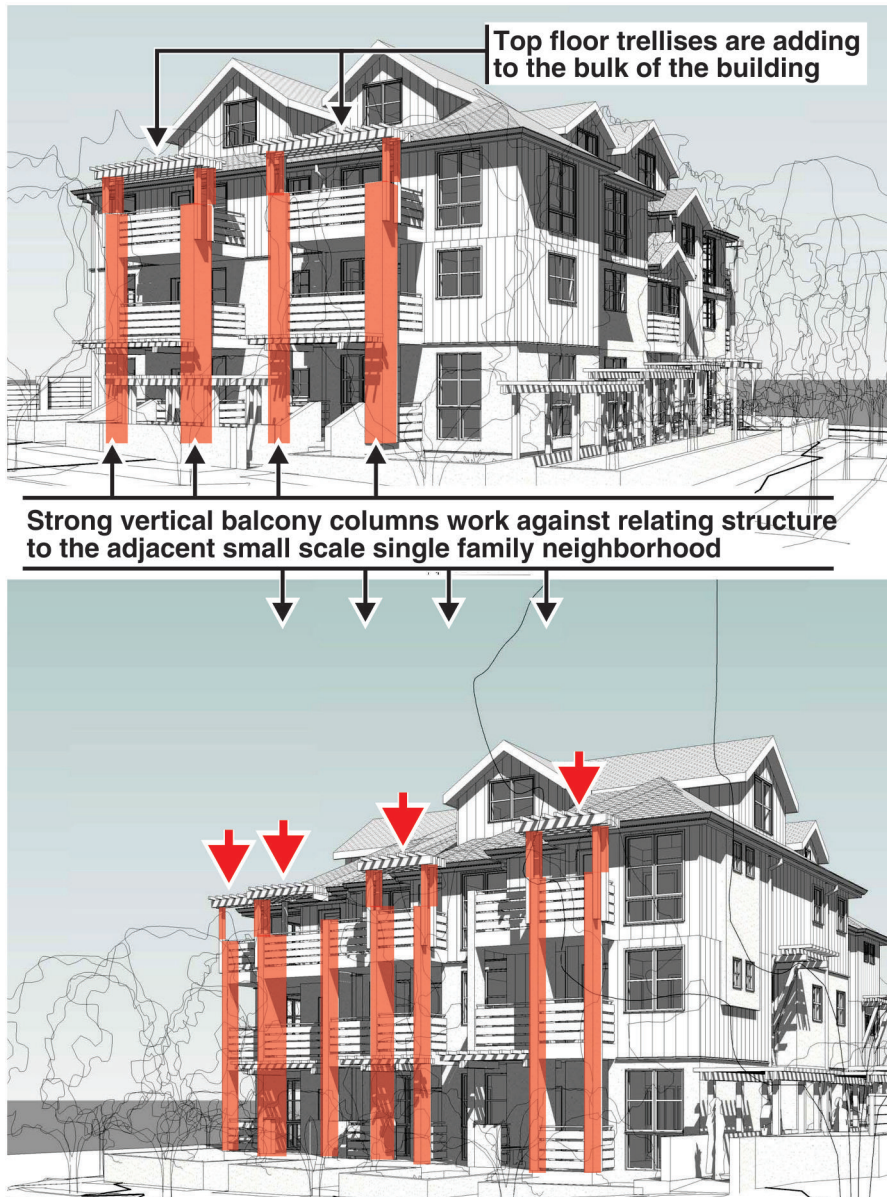
West Santa Inez Avenue Elevation



West Interior Lot Line Elevation

ELEVATIONS

1. The strong vertical emphasis created by the stacked balconies with continuous vertical supports and top floor posts supporting the trellises makes the building appear taller, and more difficult to relate this larger structure to the adjacent small scale single family homes..
2. The top floor trellises are adding bulk to the building which is also working against creating a good relationship with the adjacent homes.



Recommendations:

1. Revise the balconies to provide more of a horizontal emphasis - see illustrative recommendations below.
2. Remove all top floor trellises.



I have no further recommendations for changes.

Lily, please let me know if you have any questions, or if there are specific issues of concern that I did not address.

Sincerely,
CANNON DESIGN GROUP