

June 28, 2017

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

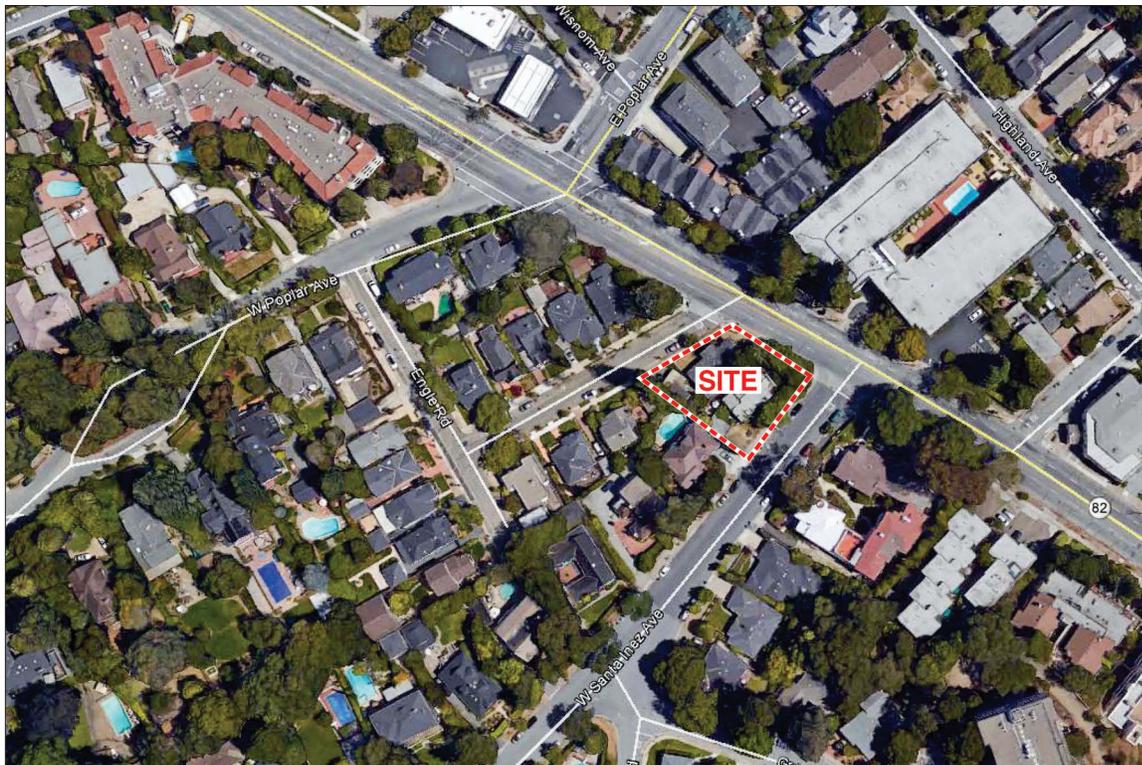
**RE: West Santa Inez Condominiums**

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*



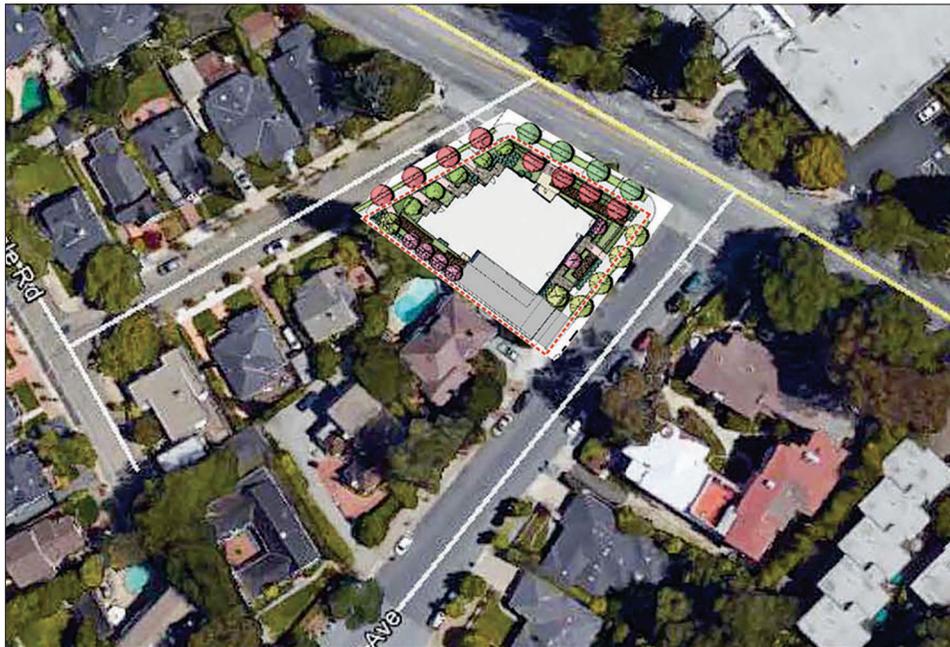
*Multifamily development immediately across West Santa Inez Avenue*



*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.





While the proposed structure is larger than the homes in the adjacent neighborhood, the building mass has been articulated to relate to the smaller scale of the adjacent single family neighborhood with horizontal facade plane changes that break the building up into components that are similar to the module of the smaller homes. The proposed design also provides material changes that relate to nearby homes, and as well as individual home entries on West Inez Avenue and Engle Road. The only area that I was able to identify as problematical is the Engle Road elevation which has a two-story height differential between this project and the immediately adjacent single family home. However in my judgment, the large trees proposed at the west property line and the street trees will substantially mitigate this height differential.

There are, however, a few concerns that staff may wish to discuss further with the applicant. My concerns and recommendations are as follows.

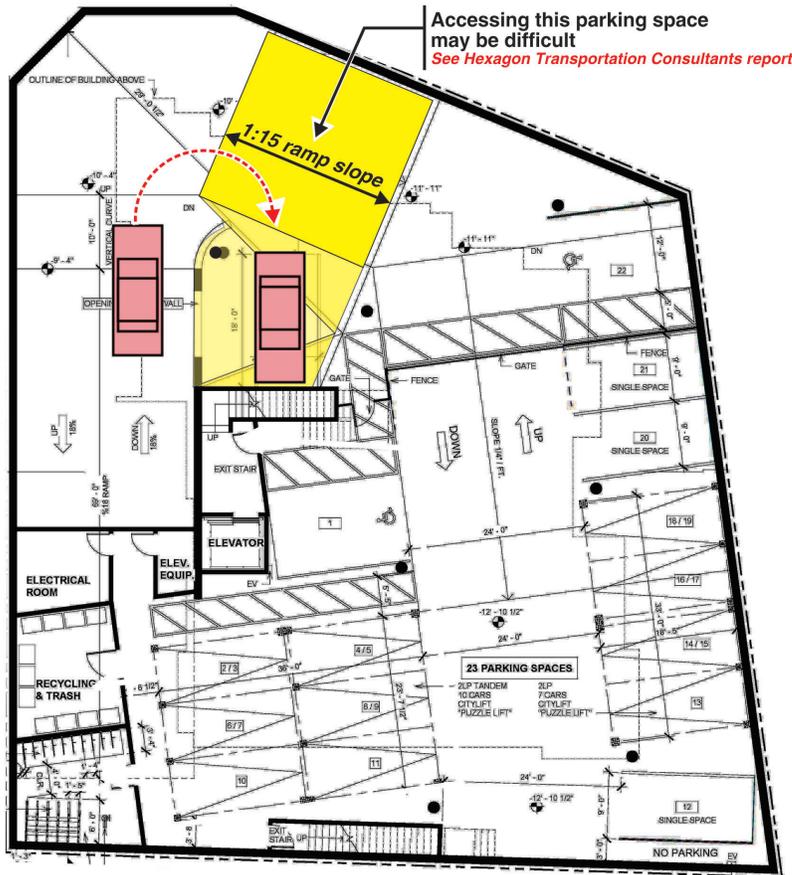
#### PARKING ACCESS AND LAYOUT

In my earlier review letters, I drew attention to three issues related to the garage.

1. Accessing the parking at the turn located at the bottom of the garage access ramp may be difficult - see illustration below. This issue has also been highlighted in Hexagon Transportation Consultants report:

##### *Parking Access and Layout*

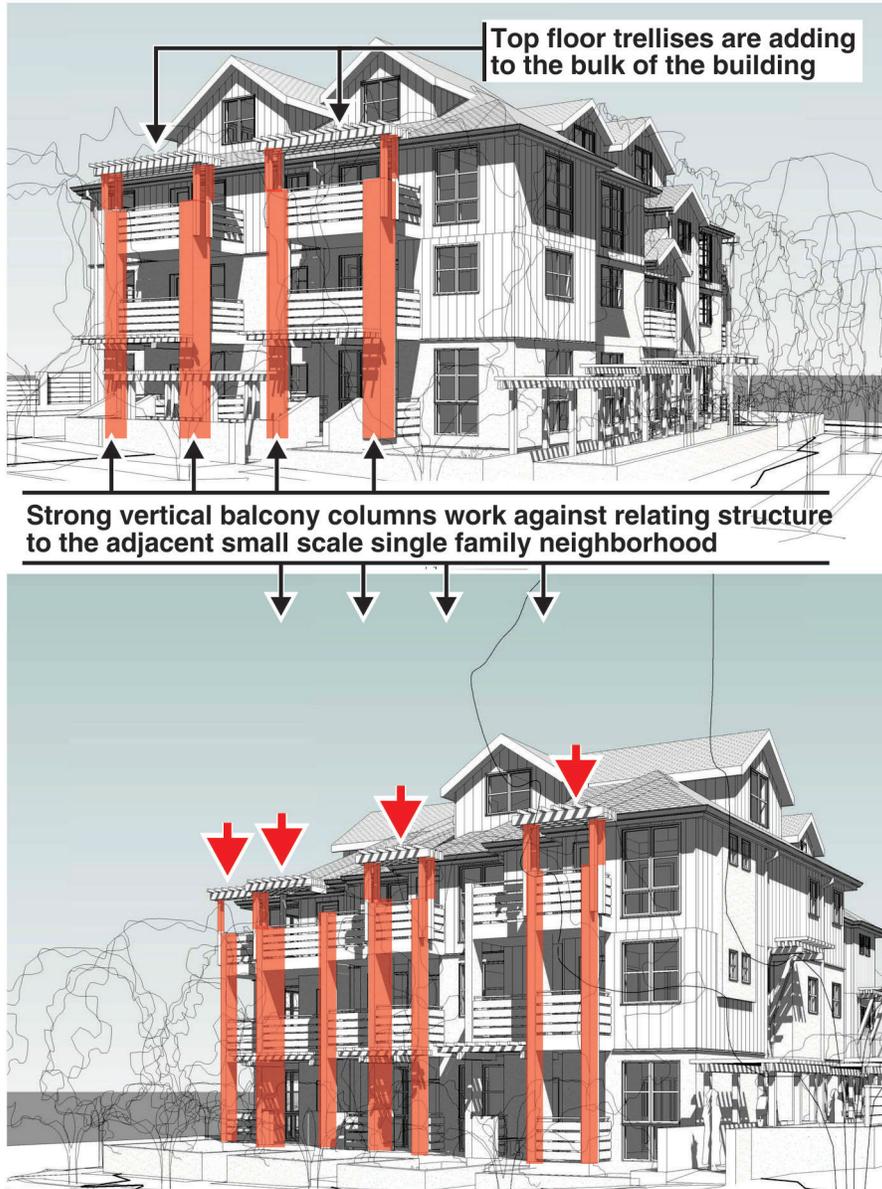
*The underground parking garage would be accessible from a single full access driveway on West Santa Inez Avenue in the southwest corner of the project site .... There are one standard parking stall and one handicapped stall shown outside the gate. The standard stall is shown to be accessed from a ramp with a slope of 1 in 15 (6.67%). While this conforms to the maximum allowable slope for parking spaces, it would involve making a multiple point turn to access the parking space.*



Substantial changes were made to the garage since my original review letter including an improved internal pedestrian link and the addition of a pony wall for visibility into the guest parking space.

## 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