

December 4, 2019

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

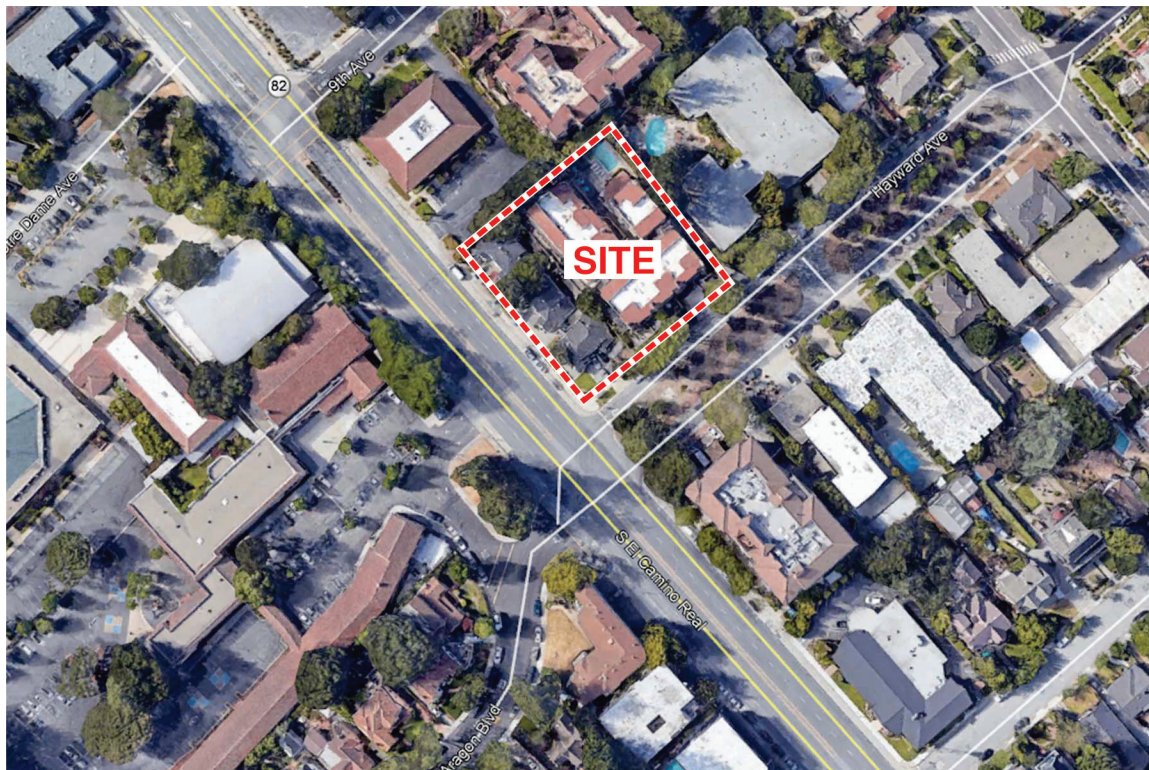
**RE: One Hayward Avenue**

Dear Rendell:

I reviewed the drawings, and evaluated the site context. My comments on the plans and elevations for this project are as follows:

**SITE CONTEXT**

The site is located on a corner site on El Camino Real in an area with a broad mix of commercial and residential uses along El Camino Real. The neighborhood to the east of the site on Hayward Avenue contains single and multifamilial residential structures. Photographs of the site and surroundings are shown on the following page.





*The Site and Site Context*



*The Site viewed from El Camino Real*



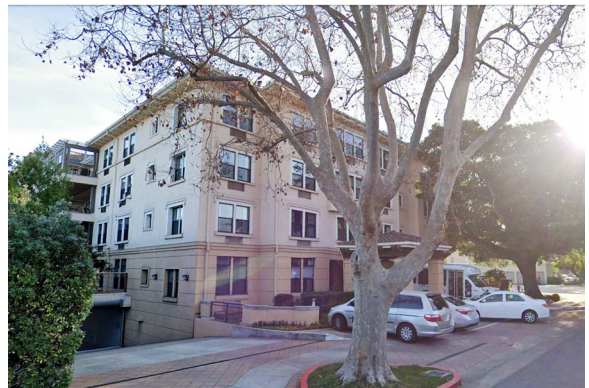
*Adjacent building immediately to the left on El Camino Real*



*Multifamily residential immediately to the right on Hayward Avenue*



*Multifamily residential immediately to the right across Hayward Avenue on El Camino Real*



*Multifamily residential immediately across Hayward Avenue*



*Church and school across El Camino Real*

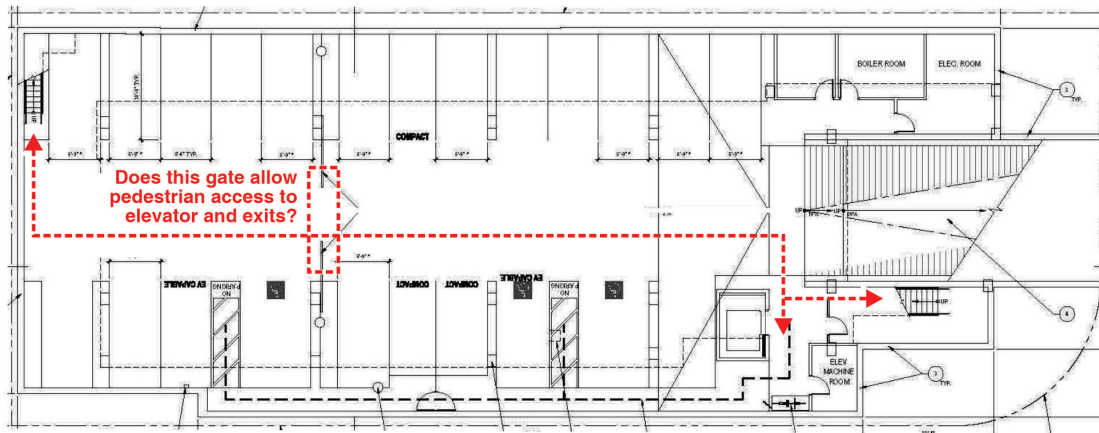


*Multifamily residential across Hayward Avenue*



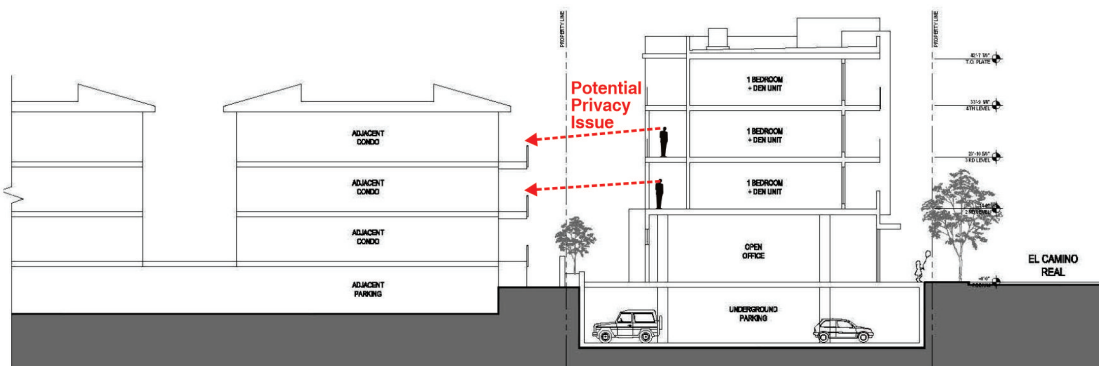
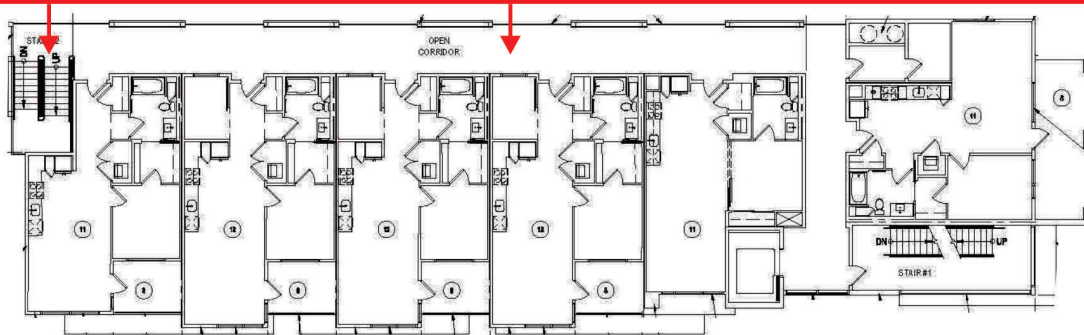
There are, however, a few issues as follows:

1. Some clarification is needed regarding pedestrian movement through the internal garage gate in the basement parking level.

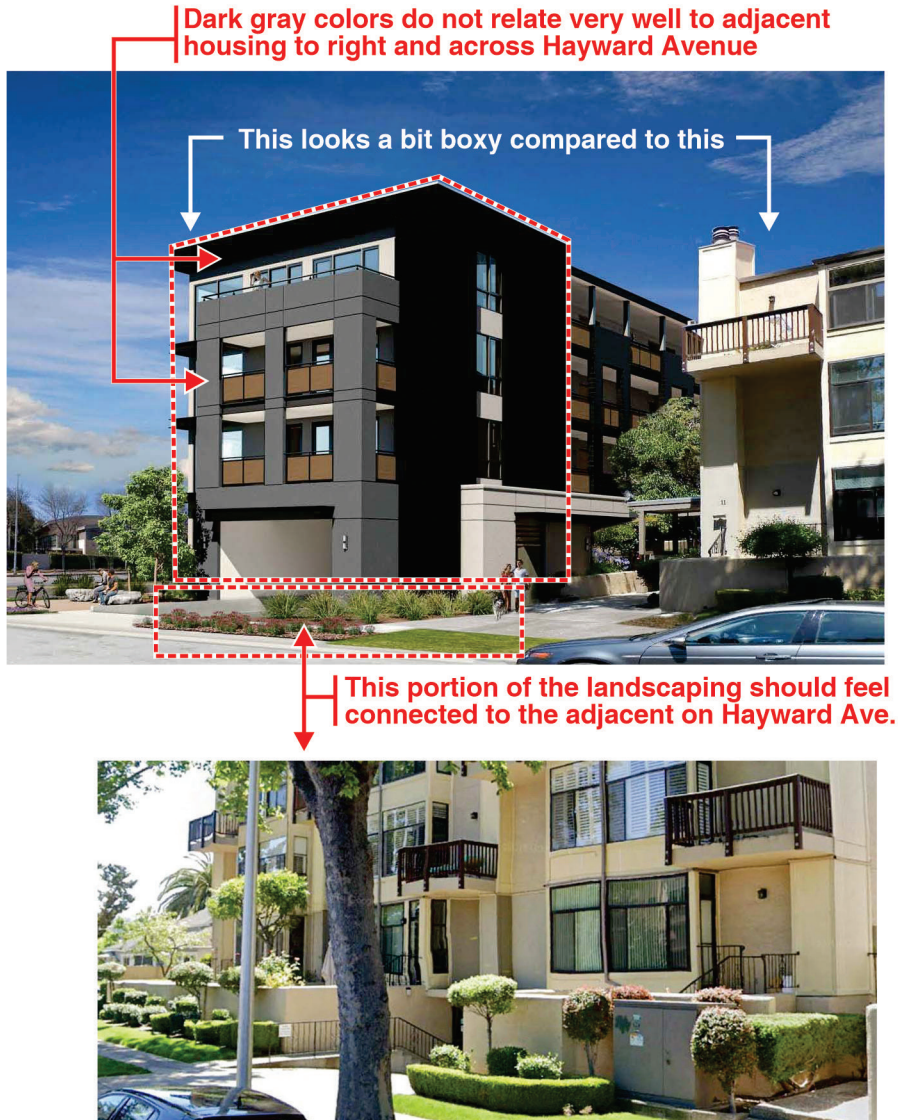


2. The utilization of an open corridor for access to the residential units seems unusual for a residential project of this design and quality. This external corridor also might result in some privacy intrusion upon the units and decks of the adjacent multifamily residential building.

**Open corridors and stair do not seem appropriate for residential of this design and quality**



3. The proposed design looks a bit boxy compared to the two adjacent multifamily residential projects and the dark gray colors also do not relate well.



4. The front setback landscaping along adjacent development along Hayward Avenue contribute to a strong residential streetscape image. Attitudes about landscaping and water usage have changed since those developments were constructed. Current standards place a greater emphasis on sustainable design. I am unsure as to how the proposed landscaping will relate to that strong streetscape image.

5. The portion of the building at the corner of El Camino Real and Hayward Avenue seems disconnected from the remainder of the El Camino Real facade.



6. It is an internal functional issue regarding the usage of the ground floor space, but visual access to the amenity of the Common Open Space along the length of the commercial ground floor is very limited.



**Seems like it would be desirable to open this up more to the rear common open space**

## RECOMMENDATIONS

1. Utilize a lighter color palette. Colors shown on the illustrations below are for description purposes only. Colors that are appropriate for the site context should be selected.
2. Use colors to unify the facades.



**Currently Proposed Facades**



**Consider alternate material for ground floor columns (e.g., smooth stone)**  
**Recommended Facade Changes**

3. Consider an alternate material for the ground floor columns (e.g., smooth stone).

4. Consider open railings on the Hayward Avenue facade that are more similar to those on the adjacent multifamily structure.

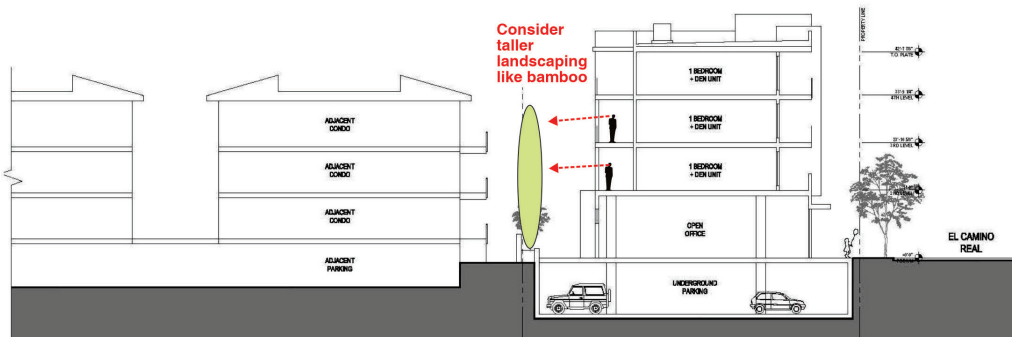


**Currently Proposed Hayward Avenue Facade**

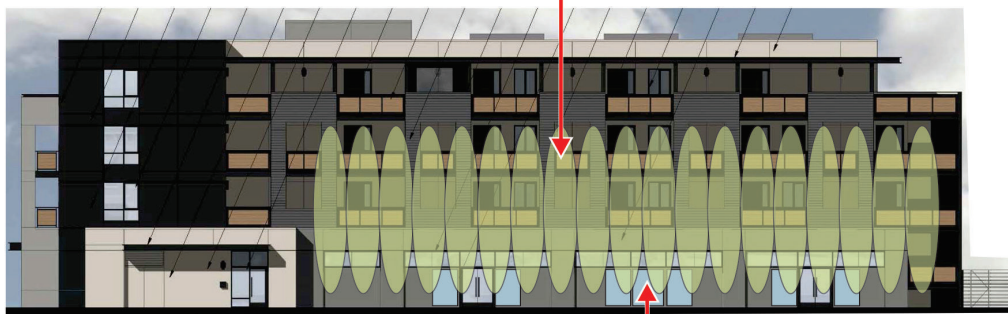


**Recommended Facade Changes**

5. Consider additional landscaping along the boundary with the adjacent multifamily structure if privacy intrusion is a concern. One possibility given the needed height and limited planting bed would be to utilize bamboo as was approved recently for the Hillside Terraces mixed use project near Hillsdale Shopping Center - see photo examples below.



**Consider additional landscaping if privacy intrusion is a concern**



**Consider additional windows to open ground floor space to Common Open Space**



6. Consider additional windows at the ground floor opening onto the Common Open Space.
7. Modify landscape planting in the Hayward Avenue setback, if needed, to better relate to the streetscape treatment along the adjacent properties.

Rendell, 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

  
Larry L. Cannon